

Prepared By & Return to:
Penny Putman, as an employee of
Clear Title of Northwest Florida, LLC
4636 Summerdale Blvd.
Pace, FL 32571
File Number: PACE-19-16474
Parcel ID #: 231N290025000000480

WARRANTY DEED

This WARRANTY DEED, dated this 29th day of August, 2019, by **Waite Development, Inc., a Florida corporation**, whose post office address is 6825 Oak Street, Milton, Florida 32570, hereinafter called the Grantor, to **Matthew G. Carpenter, a single man and Angelle M. Badeaux, a single woman, as joint tenants with right of survivorship**, whose post office address is 206 Aris Avenue, Metairie, Louisiana 70005, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Santa Rosa County, Florida, viz:

Lot 48, Andrew Jackson Estates, according to the Plat thereof as recorded in Plat Book C, Page 186, of the Public Records of Santa Rosa County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Signature: *Penny Putman*
Print Name: Penny Putman

Signature: *Amy Sobleskie*
Print Name: Amy Sobleskie

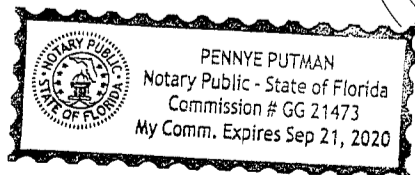
Waite Development, Inc.
Edward M. Rouse
Edward M. Rouse, its appointed curator as to the affairs of Waite Development, Inc.

State of Florida
County of Santa Rosa

THE FOREGOING INSTRUMENT was acknowledged before me this 29th day of August, 2019, by: Edward M. Rouse, as appointed curator as to the affairs of Waite Development, Inc.

Signature: *Penny Putman*
Notary Public
My Commission Expires:

Personally Known
OR
 Produced Identification
Type of Identification Produced _____



STATE OF FLORIDA
COUNTY OF SANTA ROSA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to me made a part of the public records of Santa Rosa County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Andrew Jackson Drive

LEGAL ADDRESS OF PROPERTY: Andrew Jackson Drive, MILTON, Florida 32570

The County (X) Has Accepted, () Has NOT accepted the abutting roadway for () Dirt, (X) Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida.

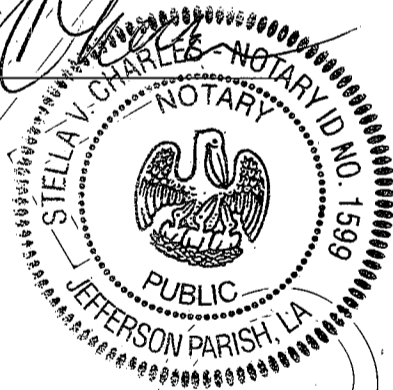
Matthew G. Carpenter
Matthew G. Carpenter

Angelle M. Badeaux
Angelle M. Badeaux

State of Louisiana
County of Jefferson

The foregoing instrument was acknowledged before me this 15th day of August, 2019 by Matthew G. Carpenter, a single man and Angelle M. Badeaux, a single woman.

Stella V. Charles
Notary Public



Personally Known To Me
OR
 Produced Identification
Type of Identification Produced _____

Seal

Waite Development, Inc.

Edward M. Rouse
By: Edward M. Rouse, its appointed curator as to the affairs of Waite Development, Inc.

State of Florida
County of Santa Rosa

PP 2944

The foregoing instrument was acknowledged before me this 04th day of August, 2019 by Edward M. Rouse, appointed curator as to the affairs of Waite Development, Inc.

Penny Putman
Notary Public

Personally Known To Me
OR
 Produced Identification
Type of Identification Produced _____

