

Prepared by and return to:

Kerry Anne Schultz
Attorney at Law
Fountain, Schultz & Bridgford, P.L.L.C.
2045 Fountain Professional Court Suite A
Navarre, FL 32566
850-939-3535
File Number: 19-00508.RC

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of September, 2019 between **Christopher Stephen Sargent and Lindsey Nicole-Ray Sargent, husband and wife** whose post office address is **715 A Silberberry Cr. SE, Albuquerque, NM 87116**, grantor, and **Timothy P. Griffiths and Elizabeth Griffiths, husband and wife** whose post office address is **6687 Avenida Oakleigh, Navarre, FL 32566**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Santa Rosa County, Florida** to-wit:

Lot 13, Block A, ROBLEDAL ESTATES, according to the Plat thereof as recorded in Plat Book C, Page 46, of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 03-2S-27-3450-00A00-0130

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

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 covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Handwritten Signature]

Witness Name: Amy Hendershot

[Handwritten Signature]

Witness Name: Kassidy Stahl

[Handwritten Signature]

Witness Name: Amy Hendershot

[Handwritten Signature]

Witness Name: Kassidy Stahl

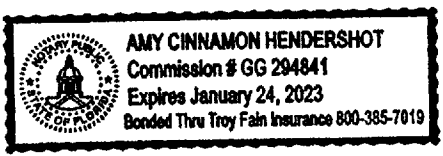
[Handwritten Signature] (Seal)
Christopher Stephen Sargent

[Handwritten Signature] (Seal)
Lindsey Nicole-Ray Sargent

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 26th day of Sept, 2019 by Christopher Stephen Sargent and Lindsey Nicole-Ray Sargent, who are personally known or have produced a driver's license as identification.

[Notary Seal]



[Handwritten Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

COPIES COPY

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STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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 acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY HAS ACCEPTED HAS NOT ACCEPTED

NAME OF ROADWAY: Avenida Oakleigh

LEGAL ADDRESS OF PROPERTY: 6687 Avenida Oakleigh

FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

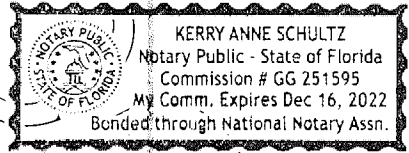
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 5th day of September 2019

[Signature]
Glenn Bailey, P.E.
Assistant Public Works Director

SELLER:
Name: Christopher Stephen Sargent *ATTORNEY AT LAW*

The foregoing instrument was acknowledged before me on this the 5th day of September 2019 by Christopher Stephen Sargent who is personally known to me or who has produced attorney at law as identification and who did not take an oath.

NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____



BUYER: Timothy P. Griffiths Elizabeth Griffiths

The foregoing instrument was acknowledged before me on this the 5th day of September 2019 by Timothy P. Griffiths who is personally known to me or who has produced Elizabeth Griffiths as identification and who did not take an oath.

NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

