

Prepared by:  
Linda D. Trommelen  
Guarantee Title Of Northwest Florida, Inc.  
4284 Hwy 90  
Pace, Florida 32571

File Number: 8566

### General Warranty Deed

Made this January 8, 2020 A.D. By **Ronald D. Humphrey and Suzanne W. Humphrey, husband and wife**, whose address is: 7959 Skyhawk Road, Milton, Florida 32571-5219, hereinafter called the grantor, to **Bruce Edward Cowperthwaite and Alice L. Cowperthwaite, husband and wife**, whose post office address is: 5329 Rowe Trail, Pace, Florida 32571, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Santa Rosa County, Florida, viz:

Lot 23, Block I, WOODBINE SPRINGS PLANTATION, according to plat thereof as recorded in Plat Book D, Page 18, of the Public Records of Santa Rosa County, Florida

Parcel ID Number: 06-1N-29-5804-00100-0230

**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, 2020; oil, gas and mineral rights of record, if any; and conditions, easements, restrictions, reservations and limitations of record, if any.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Linda D. Trommelen  
Witness Printed Name Linda D. Trommelen

Ronald D. Humphrey (Seal)  
Ronald D. Humphrey  
Address: 7959 Skyhawk Road, Milton, Florida 32571-5219

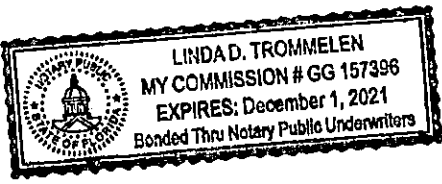
Bruce C. Otis  
Witness Printed Name Bruce C. Otis

Suzanne W. Humphrey (Seal)  
Suzanne W. Humphrey  
Address:

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 8th day of January, 2020, by Ronald D. Humphrey and Suzanne W. Humphrey, husband and wife, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

DRIVERS LICENSE  
AND DID NOT TAKE AN OATH



Linda D. Trommelen  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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: Rowe Trail

LEGAL ADDRESS OF PROPERTY: 5329 Rowe Trail

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 25th day of November 2019

Glenn Bailey, P.E.  
Assistant Public Works Director

SELLER: Ronald D. Humphrey  
Name: Ronald D. Humphrey

The foregoing instrument was acknowledged before me on this the 14th day of January, 2020 by Ronald D. Humphrey, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

DRIVERS LICENSE  
AND DID NOT TAKE AN OATH

Linda Trommelen



NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

BUYER: Bruce Edward Cowperthwaite  
Name: Bruce Edward Cowperthwaite

The foregoing instrument was acknowledged before me on this the 14th day of January, 2020 by Bruce Edward Cowperthwaite, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

DRIVERS LICENSE  
AND DID NOT TAKE AN OATH

Linda Trommelen



NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

Guarantee

\*\*\*by means of [  ] physical presence or [  ] online notarization