

27.00  
11.70  
27.70

.....Reserved for Recording Information  
STATE OF FLORIDA  
COUNTY OF SANTA ROSA

**WARRANTY DEED**

This Warranty Deed, made as of the date set forth below, by **RACHEL MARIE GODWIN, AS TRUSTEE OF THE COOLEY- GODWIN HOMESTEAD TRUST, DATED DECEMBER 20, 2019**, whose mailing address is 5580 Market Road, Jay, FL 32565, Grantor, and **COOLEY HOMESTEAD, LLC, a Florida Limited Liability Company**, Grantee, whose mailing address is 5580 Market Road, Jay, FL 32565.

**WITNESSETH THAT:**

For and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid by Grantee to Grantor at or before the execution, sealing and delivery hereof, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantor has and does hereby grant, bargain, sell, and convey unto Grantee, her successors and assigns, all of Grantor's interest in and to that certain tract or parcel of real property lying and being in Santa Rosa County, Florida, to-wit:

All of my undivided interest in:

**SEE ATTACHED EXHIBIT 'A'**

hereinafter referred to as the "Property."

*THE GRANTOR PROVIDED THE LEGAL DESCRIPTION ON THIS DEED, AND THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE. THE PREPARER HEREIN ASSUMES NO LIABILITY AS TO THE GUARANTEE OF TITLE.*

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or contained in any other instrument recorded in the public records; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining;

**TO HAVE AND TO HOLD**, the Property, together with any and all of the rights, members and appurtenances thereto to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

COOPY

Grantor covenants that it is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that the property is free of liens or encumbrances, and that its heirs, administrators, executors, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

Signed, sealed and delivered in the presence of:

COOLEY – GODWIN HOMESTEAD TRUST  
dated December 20, 2019

Witness: Amanda Fairnestock

Rachel Marie Godwin  
Rachel Marie Godwin, Trustee

Witness: Kathryn Aceto

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of Feb, 2020 by Rachel Marie Godwin, Trustee of the COOLEY-GODWIN HOMESTEAD TRUST, dated December 20, 2019, who is  personally known to me or  has produced F.L.D.C. as identification.



AMANDA FAIRNESTOCK  
Commission # GG 180389  
Expires March 18, 2022  
Signed This Day at Notary Office

Amanda Fairnestock  
Notary Public:

This Document Prepared By:  
Jack Locklin, Jr.  
LOCKLIN, SABA, LOCKLIN & JONES, PA  
4557 Chumuckla Highway  
Pace, FL 32571

File No.: 8283

g:\lwd

COOPY

EXHIBIT "A"

All of my undivided interest in the following described property:

**PARCEL 1:**

The South Half (S 1/2) of Lot 5 and the South Half (S1/2) of Lot 6 in Section 5, Township 5 North, Range 28 West, Santa Rosa County, Florida.

**PARCEL 2:**

The Southwest Quarter of Section 5, Township 5 North, Range 28 West, Santa Rosa County, Florida.

**PARCEL 3:**

THE WEST ONE HALF OF THE SOUTH ONE HALF, AND THE SOUTH ONE HALF OF THE EAST ONE HALF OF THE SOUTH ONE HALF ALL LYING WEST OF MARKET RD. (SR 87-A) OF GOVERNMENT LOT 3, SECTION 4, TOWNSHIP 5 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY FLORIDA; LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN NORTH 89°26'58" EAST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 803.97 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF MARKET ROAD (R/W VARIES); THENCE DEPART SAID SOUTH LINE NORTH 25°08'37" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 523.49 FEET TO THE POINT OF BEGINNING; THENCE DEPART SAID WESTERLY RIGHT OF WAY LINE NORTH 70°34'55" WEST A DISTANCE OF 148.43 FEET; THENCE RUN NORTH 66°15'43" WEST A DISTANCE OF 124.90 FEET; THENCE RUN NORTH 00°22'35" EAST A DISTANCE OF 28.93 FEET; THENCE RUN NORTH 88°43'18" EAST A DISTANCE OF 81.45 FEET; THENCE RUN NORTH 53°25'51" EAST A DISTANCE OF 54.76 FEET; THENCE RUN NORTH 35°44'12" EAST A DISTANCE OF 11.01 FEET; THENCE RUN NORTH 17°05'38" EAST A DISTANCE OF 35.71 FEET; THENCE RUN NORTH 47°05'40" EAST A DISTANCE OF 17.35 FEET; THENCE RUN NORTH 60°47'12" EAST A DISTANCE OF 15.12 FEET; THENCE RUN NORTH 73°22'40" EAST A DISTANCE OF 27.69 FEET; THENCE RUN NORTH 77°30'37" EAST A DISTANCE OF 16.79 FEET; THENCE RUN NORTH 86°22'36" EAST A DISTANCE OF 25.84 FEET; THENCE RUN SOUTH 87°42'14" EAST A DISTANCE OF 33.26 FEET; THENCE RUN SOUTH 15°23'01" EAST A DISTANCE OF 27.55 FEET; THENCE RUN SOUTH 65°42'31" EAST A DISTANCE OF 26.72 FEET; THENCE RUN SOUTH 25°07'36" WEST A DISTANCE OF 19.16 FEET; THENCE RUN SOUTH 64°52'24" EAST A DISTANCE OF 20.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE; THENCE RUN SOUTH 25°08'37" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 207.32 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING AND BEING IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

Less and except the real property sold to Celesta Ann Duke by warranty deed dated December 18, 2018 and recorded in Official Record Book 3791, Page 1136 of the Public Records of Santa Rosa County, Florida.