

Prepared by:
Tracy Ratzin
Pensacola Title Company, LLC.
182 North Palafox Street
Pensacola, Florida 32502

File Number: 20-128

General Warranty Deed

Made this June 25, 2020 A.D. By **James W. Watson and Clara G. Watson, husband and wife**, whose address is: 4641 Evelyn St., Pace, Florida 32571, hereinafter called the grantor, to **Lloyd W. Hurst, Jr., a single man**, whose post office address is: 4644 Evelyn Street, Milton, 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 7, Block B, Metron Estates East, according to the map or plat thereof, recorded in Plat Book D, Page(s) 72, Public Records of Santa Rosa County, Florida.

Parcel ID Number: 12-1N-29-2391-00b00-0070


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, 2019.

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

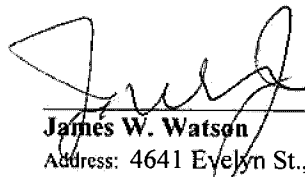
Signed, sealed and delivered in our presence:



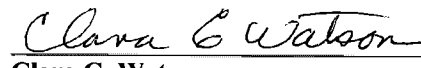
Witness Printed Name Tracy Ratzin



Witness Printed Name Charles Stallions



James W. Watson
Address: 4641 Evelyn St., Pace, Florida 32571



Clara G. Watson
Address: 4641 Evelyn St., Pace, Florida 32571

See notary acknowledgment attached

Prepared by:
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Notary acknowledgment for Deed from
Watson to Hurst

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 25th day of June, 2020, by James W. Watson and Clara G. Watson, who is/are personally known to me or who has produced RAK as identification.



[Signature]
Notary Public
Print Name: Tracy Ratzin
My Commission Expires: 4-11-22

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinances 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 ROADWAY 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 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 an acknowledgment by the County of the veracity of any disclosure statement.

Name: 4644 Evelyn Street

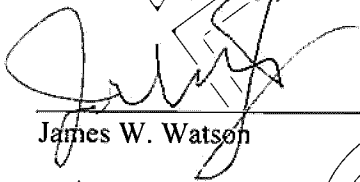
Legal Address of Property: 4644 Evelyn Street, Pace, Florida 32571

The County (X) has accepted () has not accepted

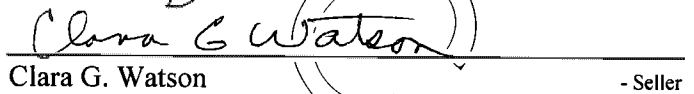
the abutting roadway for maintenance as a () dirt road / (X) paved road.

This form completed by:
Pensacola Title Company, LLC
182 N. Palafox Street
Pensacola, FL 32502

AS TO SELLER(S):



James W. Watson - Seller


Clara G. Watson - Seller

AS TO BUYER(S):


Lloyd W. Hurst, Jr. - Borrower