

PREPARED BY:

MEAD LAW & TITLE
24 Walter Martin Road NE
Fort Walton Beach, Florida 32548
File No: 39172AT

Property Appraiser's Parcel I.D. # 07-1N-27-3253-00B00-0460

This WARRANTY DEED made the 1st day of July, A.D. 2020, by

Southern Ventures of Okaloosa County, LLC, a Florida limited liability company

whose post office address is: 819 Pinedale Road, Fort Walton Beach, Florida 32547
hereinafter called the grantor to

JTM Construction; LLC, a Florida limited liability company

whose post office address is: 17 Sherwood Rd NW, Fort Walton Beach, Florida 32547
hereinafter called the grantee

(wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$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 46, Block B, THE PRESERVE, according to the plat thereof as recorded in Plat Book 11, Pages 93-97, of the Public Records of Santa Rosa County, Florida.

Subject to:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PRESERVE, as recorded in Plat Book 11, Page(s) 93

Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 3321, Page 1397; Book 3894, Page 1419 and Book 3894, Page 1422 .

Ordinance No. 2012 - 04 as recorded in Book 3120, Page 1737.

Ordinance No. 2007 - 38 as recorded in Book 2794, Page 34.

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.

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

Signed and Sealed in Our Presence:

Southern Ventures of Okaloosa County, LLC

By: _____

Lowell C. Larson, Jr.

Its: Manager

Deena T. Breitenbeck

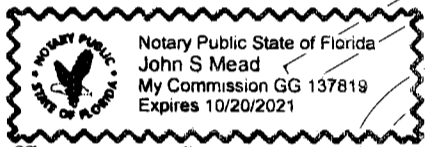
Witness Print Name: DEENA T. BREITENBECK

John S. Mead

Witness Print Name: JOHN S. MEAD

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 1st day of July, 2020, by Lowell C. Larson, Jr., the Manager of Southern Ventures of Okaloosa County, LLC, a corporation existing under the laws of the State of Florida, on behalf of the corporation.



(affix notary seal)

Notary Public

Print Notary Name:

My Commission Expires:

Personally known to me

Produced _____ as identification

COPY COPY