

Prepared By and Return To:
Alan B. Bookman, of
Emmanuel, Sheppard & Condon, P.A.
30 S. Spring Street
Pensacola, FL 32502
File #07012-151352

WARRANTY DEED

THIS WARRANTY DEED, dated this 14th day of August, 2020, given by **GUARANTEE TITLE OF NORTHWEST FLORIDA, INC.**, a Florida corporation, whose mailing address is 3029 Daybreak Lane, Milton, FL 32571 (hereinafter called the "GRANTOR"), to **GUARANTEE TITLE COMPANY, LLC**, a Florida limited liability company, whose mailing address is 4284 Highway 90, Pace, FL 32571 (hereinafter called the "GRANTEE"). (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of entities.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt and sufficiency of which 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, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 44 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE THEREOF 658.42 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 55 SECONDS EAST 65.05 FEET TO THE NORTHERLY R/W LINE OF U.S. HIGHWAY 90 (150' R/W); THENCE EASTERLY ALONG THE ARC OF A CURVE IN SAID NORTHERLY R/W 459.64 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 5575.45 FEET, A CENTRAL ANGLE OF 4 DEGREES 43 MINUTES 25 SECONDS; AND BEING CONCAVE SOUTHERLY AND HEREAFTER REFERENCED AS POINT "A"; THENCE CONTINUE ALONG SAID CURVE 132.02 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 5575.45 FEET, A CENTRAL ANGLE OF 1 DEGREES 21 MINUTES 24 SECONDS; AND BEING CONCAVE SOUTHERLY; THENCE SOUTH 88 DEGREES 47 MINUTES 32 SECONDS EAST ALONG SAID NORTHERLY R/W LINE 68.0 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AND BEING HEREAFTER REFERENCED AS POINT "B"; THENCE RETURNING TO REFERENCED POINT "A", AND RUNNING NORTH 01 DEGREES 24 MINUTES 54 SECONDS EAST, 344.97 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 200 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 01 DEGREES 24 MINUTES 54 SECONDS WEST ALONG SAID EAST LINE TO THE NORTHERLY R/W LINE OF U.S. HIGHWAY 90, AND REFERENCED POINT "B"; THENCE WESTERLY ALONG SAID NORTHERLY R/W LINE TO THE POINT OF BEGINNING, REFERENCED AS POINT "A".

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

Signed, sealed and delivered in the presence of the following witnesses:

Guarantee Title of Northwest Florida, Inc.,
a Florida corporation

[Signature]
Print Name: Randall N. Fleming

By: [Signature]
Its: Sharon C. Fleming
President

[Signature]
Print Name: Nancy B. Goodwin

STATE OF FLORIDA)
COUNTY OF SANTA ROSA)

THE FOREGOING INSTRUMENT was acknowledged before me by means of (✓) physical presence or () online notarization, this 14th day of August, 2020 by Sharon C. Fleming, as President of Guarantee Title of Northwest Florida, Inc., a Florida corporation, on behalf of the corporation, () who is personally known to me or (✓) who has produced Al. Davis License as identification.



NANCY B. GOODWIN
Notary Public, State of Florida
My Comm. Expires Jan. 29, 2022
Commission No. GG 159468

[Signature]
Notary Public for the State of Florida

[Notary Seal]