

Prepared by and return to:  
ODOM & BARLOW  
1800 North E Street  
PENSACOLA, FL 32501  
File 20-619J

**ASSIGNMENT OF LEASE**

THIS ASSIGNMENT OF LEASE is made and entered into this 31st day of July, 2020, by and between **GRAND NAVARRE INC. A FLORIDA CORPORATION**, as Grantor whose address is 2575 Cypress Point Circle, Navarre, Florida 32566, (hereinafter "Assignor") and **DAVID T. LEDBETTER and CHRISTINA HOFFMAN LEDBETTER, husband and wife**, whose address is 4110 Gold Mill Ridge Canton, GA 30114 (hereinafter "Assignee").

NOW THEREFORE, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby assigns to Assignee all of its right, title and interest in and to a leasehold interest in the following described land located in SANTA ROSA County, Florida, to wit:

**Lot 19, Block A, Grand Navarre, according to the plat thereof, as recorded in Plat Book F, Page 52A & 52B, of the Public Records of Santa Rosa County, Florida.**

SUBJECT, however, to all taxes, assessments and/or lease fees levied or assessed against the same subsequent to the date hereof; SUBJECT also to all dedications, easements, or restrictions of record, the mention of which shall not serve to impose or reimpose same; SUBJECT also to all the terms and conditions of the Lease Agreement and subleases and amendments thereto recorded in the public records of SANTA ROSA COUNTY, Florida.

ASSIGNOR warrants that they have good right to assign same and that the property has not been previously assigned, encumbered or alienated their rights, except as stated herein.

SUBJECT TO:

Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Grand Navarre, recorded in Plat Book "F", Page 52, of the Public Records of Santa Rosa County, Florida.

Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in that certain instrument recorded in Official Records Book 1370, Page 312 and amended by Book 1377, Page 321, Santa Rosa County, Florida and Deed Book 294, Page 303, Escambia County, Florida. NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

Oil, gas and mineral reservations as contained in that certain instrument recorded in Deed Book 248, Page 161 and Deed Book 308, Page 12, Public Records of Escambia County, Florida. (NOTE: No determination has been made as to the current owner of said interest.)

Terms, conditions and provisions of Lease Agreement between Santa Rosa Island Authority and Santa Rosa County as recorded in Deed Book 438, Page 180, Public Records of Escambia County, Florida also re-recorded in Deed Book 124, Page 301, Public Records of Santa Rosa County, Florida.

Terms and Conditions of Lease Agreements recorded in Official Records Book 1306, Page 441, as amended in Official Records Book 1677, Page 261 and Official Records

Page 441, as amended in Official Records Book 1677, Page 261 and Official Records Book 2054, Page 400, of Public Records of Escambia County, Florida and Official Records Book 1370, Page 7, Santa Rosa County, Florida.

Easements to Gulf Power Company as recorded in Deed Book 426, Page 588 and Deed Book 546, Page 545, Public Records of Escambia County, Florida, and Official Records Book 1385, Page 874, Public Records of Santa Rosa County, Florida.

Covenants and Restrictions as recorded in Deed Book 294, Page 303, Public Records of Escambia County, Florida.

Terms, conditions, and provisions of Order, recorded in Official Records Book 2758, Page 592, together with Official Records Book 2789, Page 47, and Official Records Book 2789, Page 65.

**END OF SCHEDULE B SECTION II**

ASSIGNOR warrants that they have good right to assign same and that the property has not been previously assigned, encumbered or alienated his/her rights, except as stated herein.

ASSIGNEE, by acceptance hereof, agrees to conform to the terms and conditions of the existing lease, as the same may have been previously amended, and to comply with the covenants and restrictions of record.

IN WITNESS WHEREOF, the parties have affixed their hands and seals as of the day and year first above written.

**ASSIGNOR:**

**Witness Signatures:**

[Signature]  
Signature of Witness #1

Ginger B Adams  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Jennifer Rehore  
Printed Name of Witness #2

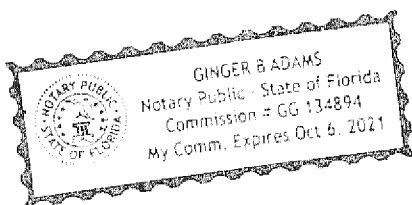
**GRAND NAVARRE, INC. A  
FLORIDA CORPORATION**

By: [Signature]  
**STEVE HERING, PRESIDENT**

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

THE FOREGOING INSTRUMENT was acknowledge before me by means of physical presence or online notarization this 3 day of August, 2020, by Steven Hering as President of Grand Navarre, Inc., a Florida Corporation, who is personally known to me or who has produced [Signature] as identification

SEAL



[Signature]  
Notary Public  
Print Name:  
My Commission Expires:

**ASSIGNEE:**

**Witness Signatures:**

Signature of Witness #1

Printed Name of Witness #1

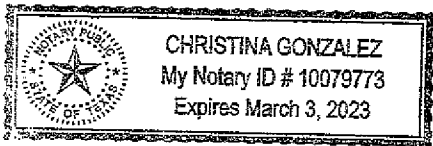
Signature of Witness #2

Printed Name of Witness #2

STATE OF Texas  
COUNTY OF Dallas

THE FOREGOING INSTRUMENT was acknowledge before me by means of ✓ physical presence or        online notarization this 30th day of June, 2020 by DAVID T. LEDBETTER AND CHRISTINA HOFFMAN, who are personally known to me or who has produced TXDL / US passport as identification.

SEAL



DAVID T. LEDBETTER

CHRISTINA HOFFMAN

Notary Public

Print Name:

My Commission Expires:

Christina Gonzalez  
03/03/2023

20-6195

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: Grand Navarre Boulevard

LEGAL ADDRESS OF PROPERTY: 7366 Grand Navarre Boulevard

FOR ☐ DIRT ROAD MAINTENANCE ☒ PAVED ROAD MAINTENANCE

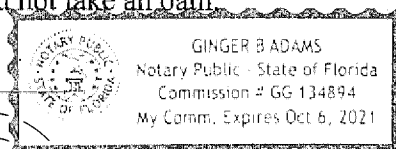
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 24th day of June 2020

Glenn Bailey, P.E.  
Assistant Public Works Director

SELLER:  
Name: Steve Hering

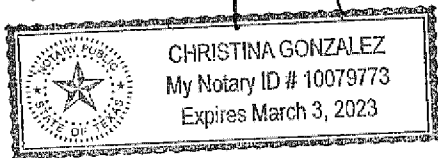
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this the 3rd day of August, 2020 by Steve Hering who is personally known to me or who has produced as identification and who did not take an oath.

NOTARY PUBLIC  
My Commission Expires:  
Commission No.:



BUYER:  
Name: Dana T Ledbetter

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this the 30th day of July, 2020 by Dana T. Ledbetter who is personally known to me or who has produced as identification and who did not take an oath.



NOTARY PUBLIC  
My Commission Expires: 03/03/2023  
Commission No.: 10079773

(NOTARY PUBLIC SEAL)

Odom & Barlow