

**Prepared By and Return To:**  
Championship Title Agency LLC  
543 Harbor Boulevard, Unit 102  
Destin, FL 32541

Order No.: FL-CTA-200705-PUR

Property Appraiser's Parcel I.D. (folio) Number:  
152S260115000000030

### WARRANTY DEED

THIS WARRANTY DEED dated December 28, 2020, by William B. Gummow and Cathy L. Gummow, husband and wife, whose post office address is 6229 Redberry Dr., Gulf Breeze, Florida 32563 (the "Grantor"), to Joshua M. Kelly and Andrea Owen Kelly, husband and wife, whose post office address is 2375 Belmont Dr., Navarre, Florida, 32566 (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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Santa Rosa, State of Florida, viz:

Lot 3, Azalea Estates, according to the map or plat thereof, as recorded in Plat Book E, Page(s) 100, of the Public Records of Santa Rosa County, Florida.

Subject to easements, restrictions, reservations and limitations of record, 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 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: 2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

COPIES

Signed, sealed and delivered in presence of:

[Signature]  
William B. Gummow

[Signature]  
Cathy L. Gummow

**Grantor Address:**  
6229 Redberry Dr.  
Gulf Breeze, FL 32563

[Signature]  
Witness Signature

Heather Urrutia  
Printed Name of First Witness

[Signature]  
Witness Signature

CHRISTINA COUTO  
Printed Name of Second Witness

STATE OF Florida  
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me by means of 2 physical presence or \_\_\_\_\_ online notarization, this 28 day of December 2020, by William B. Gummow and Cathy L. Gummow, who is personally known to me or who has produced Florida I.D. as identification.

[Signature]  
Notary Public  
(NOTARY SEAL)



COPIES

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: Belmont Drive

LEGAL ADDRESS OF PROPERTY: 2375 Belmont Drive

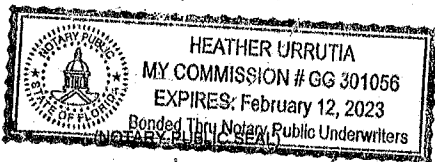
FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 18th day of November, 2020

Jimmy White  
Jimmy White  
Road and Bridge Superintendent

SELLER: William B. Gannon  
Name: Cathy Gannon

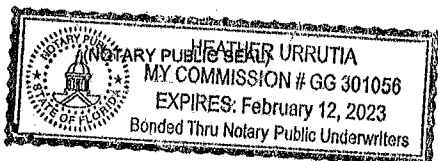
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 28 day of December, 2020 by William & Cathy Gannon, who is personally known to me or who has produced Florida ID as identification and who did not take an oath.



Heather Urrutia  
NOTARY PUBLIC  
My Commission Expires: 2/12/2023  
Commission No.: 301056

BUYER: Joshua Kelly Andrea Kelly  
Name: Joshua Kelly Andrea Kelly

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 28 day of December, 2020 by Joshua & Andrea Kelly, who is personally known to me or who has produced as identification and who did not take an oath.



Heather Urrutia  
NOTARY PUBLIC  
My Commission Expires: 2/12/2023  
Commission No.: 301056