

**Prepared By and Return To:**

Tiago National Title, LLC  
204 Crystal Grove Blvd.  
Lutz, FL 33548

Order No.: FL20-09119

Property Appraiser's Parcel I.D. (folio) Number:  
29-2N-28-0000-03410-0000

**WARRANTY DEED**

THIS WARRANTY DEED dated 30 day of December, 2020, by MC2 and Associates LLC, a South Dakota limited liability company, existing under the laws of South Dakota, and having its principal place of business at 1656 Riveredge Road, Oviedo, Florida 32766 (the "Grantor"), to Todd Grantham and Natalie Grantham, whose post office address is 5701 Tiger Woods Drive, Milton, Florida, 32570 (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 Thirty-Nine Thousand And No/100 Dollars (\$39,000.00) 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:

A proper legal description of which must be provided by a Florida Registered Land Surveyor.

The Company reserves the right to make additional requirements and/or exceptions upon review thereof.

Commencing at a point where the South right-of-way line of State Road No. 191 intersects the West line of Section 29, Township 2 North, Range 28 West; thence Southerly along said West line of Section 29, 2205.78 feet, more or less to the North line of SBT&E Easement; thence North 77°45' East 644.76 feet along the North line of said SBT&T Easement; thence North 142.83 feet; thence North 77°45' East 1096.46 feet to the Point of Beginning; thence continue North 77°45'00" East a distance of 239.78 feet; thence South 00°21'52" East a distance of 141.91 feet to the North right-of-way line of SBT&T Easement; thence South 77°45'00" West 239.78 feet along the North line of SBT&T Easement; thence North 00°09'35" East a distance of 142.83 feet to the Point of Beginning. The above described parcel of land is situated in Section 29, Township 2 North, Range 28 West, Santa Rosa County, Florida.

Grantor hereby certify that the above described property is not the constitutional homestead as provided by the laws of the State of Florida, and is not now and never has been contiguous to the Grantor's homestead.

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: 2021.

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

MC2 and Associates LLC, a South Dakota limited liability company

BY: Matthew L Towne  
Matthew L Towne  
Managing Member

Signed, sealed and delivered in presence of:

Rachel Nelson  
Witness Signature

Rachel Nelson  
Printed Name of First Witness

Tammy Drath  
Witness Signature

Tammy Drath  
Printed Name of Second Witness

Grantor Address:  
1656 Riveredge Road  
Oviedo, FL 32766

STATE OF Wis

County OF Waupaca

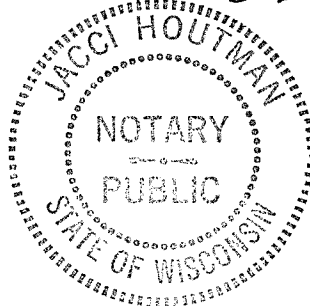
I, Jacci Houtman, a Notary Public for the County of Waupaca and State of Wis, do hereby certify that Matthew L Towne, individually and as Managing Member on behalf of MC2 and Associates LLC, a South Dakota limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30 of December, 2020.

Jacci Houtman  
Notary Public

My Commission Expires: 5.25.2024

(SEAL)



COPY