

UNRECORDED

Prepared by and return to:  
Emerald Coast Title, Inc. - Gulf Breeze Branch  
83 Baybridge  
Gulf Breeze, FL 32561  
850-972-1100  
File Number: 2021-4178

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 18th day of February, 2021 between Two Horns, LLC, a Florida Limited Liability Company whose post office address is 1093 Kosklosko Drive, Alford, FL 32420, grantor, and Property Procurers LLC, a Florida Limited Liability Company whose post office address is 301 N. Barcelona Street Ste. H, Pensacola, FL 32501, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Santa Rosa County, Florida to-wit:

Lot 50, De Galvez Highlands, being a Subdivision of a portion of Section 24, Township 2 South, Range 28 West, Santa Rosa County, Florida per plat of said subdivision recorded in Plat Book "B", Page 41, of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 242S28093000000500

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, 2020.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Tempera Watson  
Witness Name: Julie Melvin

Two Horns, LLC

By: Gary Wofsey  
Gary Wofsey, Manager

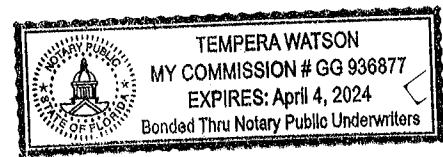
State of Florida  
County of Jackson

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17th day of February, 2021 by Gary Wofsey, Manager of Two Horns, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

FL DL # : 255-0

[Notary Seal]

Tempera Watson  
Notary Public  
Printed Name: Tempera Watson  
My Commission Expires: \_\_\_\_\_



### Abutting Roadway Maintenance

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**ATTENTION:** Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, 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 Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: xxxx Anderson Ave., Gulf Breeze, FL 32563

THE COUNTY (x) HAS ACCEPTED ( ) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of Buyer to maintain, repair and improve the road.

This form completed by:

Michael D. Tidwell, Attorney  
811 North Spring Street  
Pensacola, Florida 32501

Gary Wofsey  
Gary Wofsey, Manager

State of Florida  
County of Jackson

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 17<sup>th</sup> day of February, 2021 by Gary Wofsey, Manager of Two Horns, LLC, a Florida Limited Liability Company, on behalf of the company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

FL DL #: 255-0

[Notary Seal]

Tempera Watson  
Notary Public

Printed Name: Tempera Watson

My Commission Expires: \_\_\_\_\_

