

PREPARED BY:
DARRYL STEVE TRAYLOR, JR.,
Without current survey or title search
Borowski & Traylor, P.A.
4300 Bayou Blvd., Suite 14
Pensacola, FL 32503

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made this 13 day of March 2021, between SHERRON N. SMITH, an unmarried woman, whose mailing address is 3075 China Mine Road, Penryn, CA 95663, hereinafter called "Grantor," and OLEN ANDREW GILES, whose address is 499 Blue Lake Drive, Longwood, FL 32779, hereinafter called "Grantee."

WITNESSETH that the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed unto Grantee and by these presents do grant, bargain, sell, and convey unto Grantee, the following parcels or tracts of land lying and being in the County of Santa Rosa, State of Florida, to-wit:

Lot 412, Block E, MONTERREY SHORES, according to the plat thereof, as recorded in Plat Book B, Page 99, of the Public Records of Santa Rosa County, Florida.

Tax Parcel ID #: **40-1N-28-2560-00E00-4120**

GRANTOR does hereby fully warrant the title to said lands and will defend the same against the lawful claim of all persons whomsoever, including, but not limited to, all persons or entities claiming any lawful right to or interest in the conveyed properties by through, under, or against Grantor.

GRANTOR does also warrant and represent that the foregoing property does not constitute her homestead for any purpose under Florida law or the Florida Constitution,

THIS DEED IS GIVEN IN LIEU OF FORECLOSURE ON THAT CERTAIN MORTGAGE DEED EXECUTED BY THE GRANTOR IN FAVOR OF OLEN G. GILES RECORDED IN OFFICIAL RECORDS BOOK 1787 AT PAGE 1001 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, WHICH WAS SUBSEQUENTLY ASSIGNED TO OLEN ANDREW GILES AS STATED IN THE ASSIGNMENT OF MORTGAGE THAT IS RECORDED IN OFFICIAL RECORDS BOOK 3292 AT PAGE 1822 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA. IT IS THE INTENT OF THE GRANTOR AND THE GRANTEE THAT THE CONVEYANCE OF THE ABOVE-DESCRIBED PROPERTY TO OLEN ANDREW GILES WILL NOT ACT IN ANY WAY AS SATISFACTION OF THE MORTGAGE NOTE AND MORTGAGE DEED FROM RONALD W. SMITH (DECEASED) AND SHERON N. SMITH, HUSBAND AND WIFE, TO OLEN G. GILES. THIS IS AN ABSOLUTE CONVEYANCE OF TITLE IN EFFECT AS WELL AS IN FORM, AND IS NOT INTENDED AS A MORTGAGE, TRUST CONVEYANCE, OR SECURITY OF ANY KIND. NO MERGER OF INTEREST SHALL BE DEEMED TO OCCUR BY VIRTUE OF THIS DEED, AND

THE EXISTING MORTGAGE DEED SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL CANCELLED OF RECORD.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on the day and year aforesaid.

Signed, sealed and delivered in the presence of:

Witness
Printed Name: Nicole Pedrami

Sherron N. Smith attorney in fact
SHERRON N. SMITH
by Nicole Pedrami, her attorney-in-fact

Witness
Printed Name: Tyree

STATE OF CALIFORNIA
COUNTY OF Placer

The foregoing instrument was acknowledged before me this 13 day of March 2021, by NICOLE PEDRAMI, in her capacity as the attorney-in-fact for Sherron N. Smith, who personally appeared before me and who is [] personally known to me, or who [] has produced CA DL (type of identification) as identification and who did not take an oath.

Devan Varshawsky
Notary Public, State of California
(Name of Notary Printed)
Commission Expires: 04/29/2022
Commission No.: 2240485

