

PREPARED BY:

Ryan Mynard

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P.O. Box 249

Crestview, Florida 32536

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

ASSIGNMENT OF LEASE

THIS ASSIGNMENT OF LEASE is made and entered into this the 19<sup>th</sup> day of March, 2021, by and between Donna Guarino, a single woman, whose address is 140 Steiner Rd, Lafayette, LA 70508, (hereinafter "Assignor") and DM 1 Properties, LLC, a limited liability company organized in accordance with the laws of the State of Florida, whose address is 7468 Sunset Harbor Drive, Unit 214, Navarre, Florida 32566, (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:

**Unit 214, Sunset Harbor Villas, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 1692, Page(s) 2021, and all subsequent amendments thereto, together with its undivided share in the common elements, in 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 his/her rights, except as stated herein.

SUBJECT TO:

Restrictions, covenants, and conditions as set forth in that certain instrument recorded in Deed Book 294, Page 303, of the Public Records of Escambia County, Florida, as may be subsequently amended.

Terms, covenants, conditions, easement, restrictions, reservations and other provisions, including provisions which provide for a private charge or assessment, according to that certain Declaration of Condominium and the exhibits and attachments thereto recorded in Official Records Book 2030, page 776, amended in Official Records Book 2661, Page 495 and Official Records Book 2820, Page 238, all of the Public Records of Escambia County, Florida and Official Records Book 1515, Page 456, Official Records Book 1977, Page 1863, Official Records Book 1977, Page 1865, Official Records Book 2000, Page 1178 and Official Records Book 2905, Page 687, all of the Public Records of Santa Rosa County, Florida.

Terms, conditions and provisions of Lease Agreement(s) as shown recorded in Deed Book 438, page 180, and re-recorded in Official Records Book 474, Page 675, together with amendments recorded in Official Records Book 446, Page 167, Official Records Book 474, Page 673, Official Records Book 785, Page 355, Official

Book 1080, Page 949, Official Records Book 1306, Page 429, Official Records Book 1677, Page 264 and Official Records Book 1934, Page 738, all of the Public Records of Escambia County, Florida and Deed Book 124, Page 301, Official Records Book 254, Page 521, Official Records Book 179, Page 461, Official Records Book 198, Page 450 and subsequently assigned in Official Records Book 3404, Page 2078, Amendment to the Restated and Amended Lease Agreement in Official Records Book 3479, Page 1655, all of the Public Records of Santa Rosa County, Florida.

Restrictions, reservations, covenants, conditions and easement as contained on that certain map recorded in Condominium Map Book 4, Pages 53 through 62, inclusive, of the Public Records of Escambia County, Florida.

Easement in favor of Gulf Power Company set forth in instrument recorded in Deed Book 426, Page 588, Deed Book 546, Page 545, Official Records Book 1527, Page 888 and Official Records Book 2042, Page 677, all of the Public Records of Escambia County, Florida and Official Records Book 1, Page 299, of the Public Records of Santa Rosa County, Florida.

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 Assignor has hereunder set the Assignor's hand and seal the day and year first written above.

SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:

ASSIGNOR:

Aiden DeHart

First Witness Signature

Aiden DeHart

First Witness Name Printed

William DeFrance

Second Witness Signature

William DeFrance

Second Witness Name Printed

Donna Guarino

Donna Guarino

State of Louisiana

Parish of Lafayette

The foregoing instrument was executed before me this 19<sup>th</sup> day of March, 2021, by Donna Guarino, who personally appeared before me by means of [] physical presence or [] online notarization, and [] who is personally known to me or [] who have produced Driver's License as identification.

Amanda K. Vaussine  
NOTARY PUBLIC

