

Prepared by and return to:  
Kerry Anne Schultz

Schultz Law Group, P.L.L.C.  
2779 Gulf Breeze Parkway  
Gulf Breeze, FL 32563  
850-754-1600  
File Number: 21-00498.RC

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## Warranty Deed

**This Warranty Deed** made this 28th day of May, 2021 between **Caroline Properties, LLC, a Texas Limited Liability Company** whose post office address is **1925 E. Lee Street , Pensacola, FL 32503**, grantor, and **Mark A. Giovanini, an unmarried man** whose post office address is **600 E. Government St., Pensacola, FL 32502**, 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 9, Block A, Shoreline Place, according to the map or plat thereof as recorded in Plat Book G, Page 19, Public Records of Santa Rosa County, Florida.**

**Parcel Identification Number: 06-3S-29-4975-00A00-0090**

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

**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:

COPIED COPY

Caroline Properties, LLC

By: [Signature]  
Gilbert L. Hitchcock, Managing Member

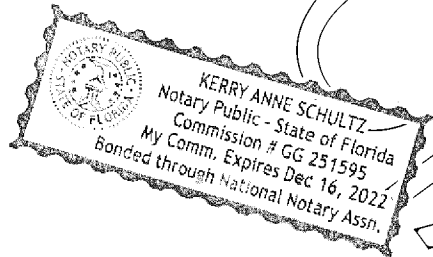
Witness Name: Kerry Anne Schultz

Witness Name: Gary N. Michael

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of May, 2021 by Gilbert L. Hitchcock, Managing Member of Caroline Properties, LLC a Texas Limited liability company, on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Notary Public [Signature]

Printed Name: \_\_\_\_\_

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

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: Shoreline Place

LEGAL ADDRESS OF PROPERTY: 18 Shoreline Place

FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

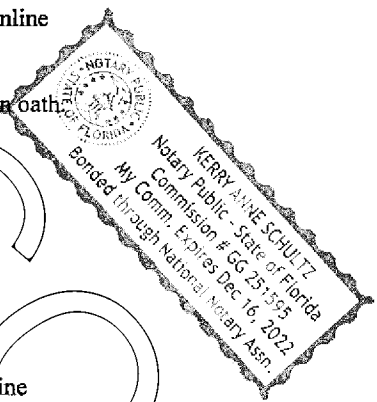
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 6th day of May, 2021

SELLER: [Signature]  
Name: \_\_\_\_\_  
[Signature]  
Jimmy White  
Road and Bridge Superintendent

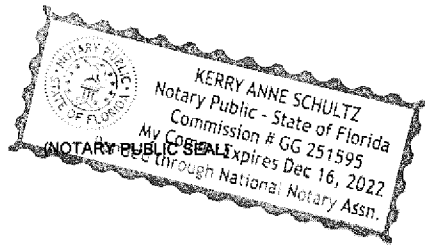
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 28th day of May, 2021 by Gilbert L. Hixson, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

(NOTARY PUBLIC SEAL)  
BUYER: [Signature]  
Name: Mark [Signature]

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 28th day of May, 2021 by Mark A. Gnanini, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.



NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

COPY