

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Allure Title Company  
1307 E Cervantes St  
Pensacola, FL 32501

Property Appraisers Parcel Identification (Folio) Numbers: 26-1N-29-0000-03700-0000

Space Above This Line For Recording Data \_\_\_\_\_

### General Warranty Deed

**THIS WARRANTY DEED**, made the 16 day of JUNE, 2021, John O'Flynn and Josephine O'Flynn, whose post office address is 340 Miramar Ave San Francisco, CA 94112, herein called the grantors, to Carlos R Peralta and Maria Peralta, Husband and Wife, whose post office address is 4759 Fair Oaks Drive Pace, FL 32571 hereinafter called 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)

This is a Non-Homestead Property for the Grantors

**WITNESSETH:** That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in SANTA ROSA County, State of Florida, viz.:

LEGAL:

**COMMENCE** at the Northwest corner of the Northeast Quarter of Section 26, Township 1 North, Range 29 West, Santa Rosa County, Florida; thence South 89° 14' East, along the North line thereof, 425.00 feet; thence South 01° 36' West, along the Easterly right of way line of Regency Drive, 1229.63 feet to the Southerly right of way line of Fair Oaks Drive; thence North 89° 16' 35" West, along said Southerly right of way line, 713.16 feet to the POINT OF BEGINNING; thence continue North 89° 16' 35" West, 90.00 feet; thence South 01° 36' West, 136.44 feet; thence South 89° 19' 00" East, 90.00 feet; thence North 01° 36' East, 136.72 feet to the POINT OF BEGINNING, said parcel being Lot 8 of an unrecorded subdivision known as **HIGHLAND WOODS**.

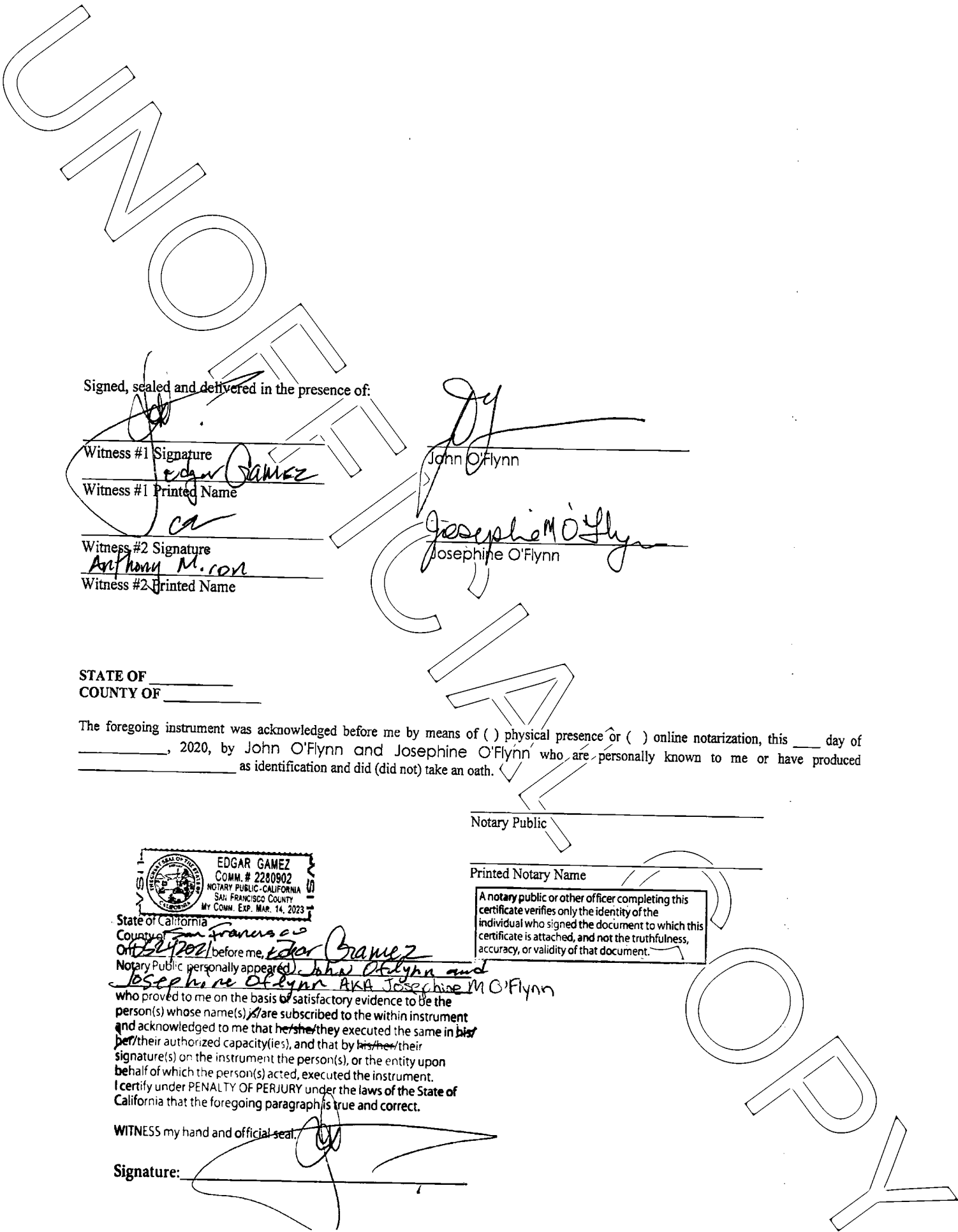
Subject to easements and restrictions of record.

**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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2019.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.



Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

John O'Flynn

Josephine O'Flynn

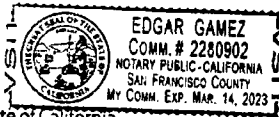
STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2020, by John O'Flynn and Josephine O'Flynn who are personally known to me or have produced \_\_\_\_\_ as identification and did (did not) take an oath.

Notary Public

Printed Notary Name



State of California

County of San Francisco

On 02/27/2021 before me, Edgar Gamez

Notary Public personally appeared John O'Flynn and Josephine O'Flynn AKA Josephine M O'Flynn

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.