

This Instrument Prepared By:
Louis A. Maygarden III
Carver, Darden, Korétky, Tessier, Finn, Blossman & Areaux, L.L.C.
151 W. Main Street, Suite 200
Pensacola, FL 32502
850-266-2300
File Number: 4350.46495

[Space Above This Line For Recording Data]

Warranty Deed

This **Warranty Deed** made this 18th day of June, 2021 between **Beach AES, LLC, a Florida Limited Liability Company** ("Grantor"), whose address is 17 Eglin Parkway Southeast, Fort Walton Beach, FL 32548, and **Gene Morales, an unmarried man** ("Grantee"), whose address is 1819 Sound Haven Court, Navarre, FL 32566:

(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, companies, 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Santa Rosa, Florida** to-wit:

Lot 10, Building 2, SOUND HAVEN PHASE 1, A Subdivision, According To The Map Or Plat Thereof As Recorded In Plat Book 11, Page 54, Public Records Of Santa Rosa County, Florida.

The above-described property is not the homestead of Grantor, nor is it contiguous to the homestead of Grantor, under the laws and constitution of the State of Florida.

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 subject to taxes for the current year and later years and all valid easements and restrictions or record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And Grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

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

WITNESS

Print Name: Lori Turczynski

WITNESS

Beach AES, LLC, a Florida Limited Liability Company

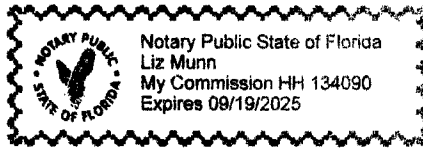
By: Courtney Fafasca
Courtney Fafasca, Manager

Print Name: Liz Munn

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was sworn to, subscribed, and acknowledged before me by means of physical presence or online notarization this 10th day of June, 2021 by Courtney Falasca, Manager of Beach AES, LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known:

OR Produced Identification:

Type of Identification Produced: _____

ORIGINAL COPY

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: Sound Haven Court

LEGAL ADDRESS OF PROPERTY: 1819 Sound Haven Court

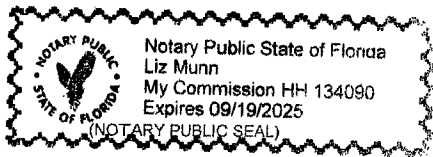
FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 15th day of June 2021

Jimmy White
Jimmy White
Road and Bridge Superintendent

SELLER: Courtney Fabasca
Name: Courtney Fabasca

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 16th day of June, 2021 by Courtney Fabasca, who is personally known to me or who has produced _____ as identification and who did not take an oath.



Liz Munn
NOTARY PUBLIC LIZ MUNN
My Commission Expires: 9-19-25
Commission No.: HH 134090

BUYER: _____
Name: _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the _____ day of _____ by _____, 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.: _____

(NOTARY PUBLIC SEAL)

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

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Jimmy White
Road and Bridge Superintendent

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Name: _____

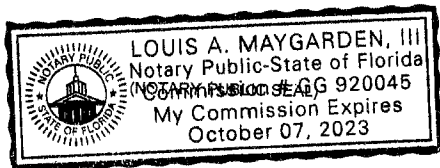
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the _____ day of _____, by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

(NOTARY PUBLIC SEAL)
BUYER: Gene Morales
Name: GENE MORALES

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 18th day of June, 2021 by Gene Morales, who is personally known to me or who has produced driver's license as identification and who did not take an oath.

Carver Darden
NOTARY PUBLIC
My Commission Expires: 6/07/2023
Commission No.: 66920245



Carver Darden