

Prepared by and when recorded return to:

Kramer A. Litvak
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40 S. Palafox Place, Suite 300
Pensacola, Florida-32502

Property Appraiser's Parcel Identification

No. 08-1N-28-0000-00800-0000;
08-1N-28-0000-04701-0000;
24-1N-28-5580-00400-0030;
24-1N-28-0000-02600-0000;
19-1N-27-0000-05000-0000

(Space above this line reserved for recording office use only)

WARRANTY DEED

THIS INDENTURE is made on June 25, 2021, between **EDWARD E. NETTLES and KATHY P. NETTLES a/k/a KATHY PERRY NETTLES**, husband and wife (hereinafter referred to as "Grantor"), who resides at 7836 Peterson Point Road, Milton, Santa Rosa County, Florida 32583, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **EDWARD E. NETTLES and KATHY PERRY NETTLES, Co-Trustees of the KATHY PERRY NETTLES REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 7836 Peterson Point Road, Milton, Florida 32583, and such trust having been established under that certain revocable trust agreement dated June 25, 2021, by KATHY PERRY NETTLES, as grantor, and EDWARD E. NETTLES and KATHY PERRY NETTLES, as co-trustees. Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Santa Rosa and State of Florida:

See Attached Exhibit "A"

The properties are not the constitutional homestead of the Grantor.

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

This deed was prepared without the benefit of title insurance.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Santa Rosa County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor and EDWARD E NETTLES have executed this Warranty Deed on the day and year first above written.

Signed, Sealed and Delivered in presence of

[Signature]
Witness

[Signature]
EDWARD E. NETTLES

Cristy Kullar
(Printed Name)

[Signature]
Witness

[Signature]
KATHY P. NETTLES a/k/a KATHY PERRY NETTLES

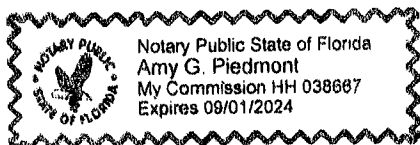
Cassandra Jones
(Printed Name)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

§
§

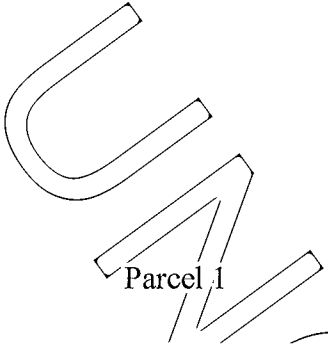
The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, by EDWARD E. NETTLES, Grantor, who is personally known to me or has produced FLDL (type of identification) as identification, proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by KATHY P. NETTLES a/k/a KATHY PERRY NETTLES, Grantor, who is personally known to me or has produced FLDL (type of identification) as identification, proving her to be the person whose name is subscribed to the foregoing instrument as Grantor, both of whom identified this instrument as a Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on June 25, 2021.



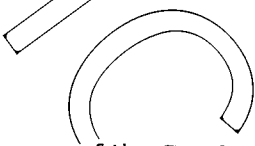
[Signature]
Notary Public, State of Florida

Exhibit "A"



Parcel 1

BEGINNING AT A POINT 33 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST AND THENCE EAST PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID SECTION A DISTANCE OF 355 FEET AND CORNER FOR POINT OF BEGINNING OF DESCRIPTION OF AREA HEREIN CONVEYED AND THENCE NORTH PERPENDICULAR TO THE COURSE JUST RUN A DISTANCE OF 175 FEET AND CORNER, THENCE EAST AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID SECTION A DISTANCE OF 100 FEET AND CORNER, THENCE SOUTH FOR A DISTANCE OF 175 FEET AND CORNER, AND THENCE WEST 100 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 8, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.



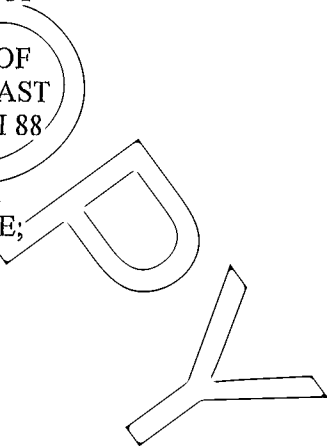
Parcel 2

Commence at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Township-1-North, Range 28 West; Thence run North 33 feet to the North right-of-way line of Old Bagdad Highway; Thence East along the North right-of-way line of Old Bagdad Highway 455 feet to the Point of Beginning; Thence run North 200 feet; Thence run East 100 feet; Thence run South 200 feet to the North right-of-way line of Old Bagdad Highway; Thence West 100 feet along the said right-of-way line to the Point of Beginning. All lying and being in Santa Rosa County, Florida.



Parcel 3

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 4, WARDS BASIN, BEING A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK "B" AT PAGE 74 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 89 DEGREES 01'18" WEST ALONG THE NORTH LINE OF LOT "W", THE L.J. ROLLO ESTATE AS DESCRIBED ON SAID PLAT OF WARDS BASIN FOR A DISTANCE OF 576.49 FEET TO THE POINT OF BEGINNING; SAID POINT BEING IN AN EXISTING FENCE; THENCE CONTINUE SOUTH 89 DEGREES 01'18" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 150.98 FEET TO AN EXISTING FENCE; THENCE GO SOUTH 00 DEGREES 34'45" EAST ALONG SAID FENCE LINE FOR A DISTANCE OF 67.52 FEET; THENCE GO SOUTH 88 DEGREES 48'25" EAST FOR A DISTANCE OF 20.08 FEET; THENCE GO SOUTH 01 DEGREES 11'35" WEST FOR A DISTANCE OF 60.00 FEET; THENCE GO SOUTH 88 DEGREES 48'25" EAST FOR A DISTANCE OF 130.36 FEET TO AN EXISTING FENCE; THENCE GO NORTH 00 DEGREES 29'07" EAST ALONG SAID FENCE LINE FOR A DISTANCE OF 133.17 FEET TO THE POINT OF BEGINNING.



Parcel 4

THE WEST 50 FEET OF LOT 3, BLOCK 4, WARDS BASIN A SUBDIVISION OF A PORTION OF LOT 7 OF THE L.J. ROLLO ESTATE SUBDIVISION IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "B" AT PAGE 74 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Parcel 5

THE EAST 50 FEET OF LOT 3, BLOCK 4, WARDS BASIN A SUBDIVISION OF A PORTION OF LOT 7 OF THE L.J. ROLLO ESTATE SUBDIVISION IN SECTION 24, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK "B" AT PAGE 74 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Parcel 6

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AS ESTABLISHED BY PROPORTIONATE MEASURE BETWEEN EXISTING AND ACCEPTED SECTION CORNERS, SAID NORTHEAST CORNER OF GOVERNMENT LOT 3, LIES 15.30 FEET SOUTH AND 116.40 FEET WEST OF AN EXISTING IRON ROD AT THE POSITION OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, ACCORDING TO OCCUPATION AND SURVEY BY OTHERS; THENCE SOUTH 89°24'39" EAST ALONG THE NORTH LINE OF SAID SECTION 19, FOR A DISTANCE OF 116.40 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 3 BY OCCUPATION; THENCE SOUTH 00°05'07" EAST ALONG SAID OCCUPATION LINE 2101.37 FEET TO A 2-INCH ALUMINUM PIPE; THENCE CONTINUE SOUTH 00°05'07" EAST 345.00 FEET, MORE OR LESS, TO THE MEAN HIGH WATER MARK OF BLACKWATER BAY AND THE POINT OF BEGINNING; THENCE NORTH 00°05'07" WEST 345.00 FEET, MORE OR LESS, TO SAID 2-INCH ALUMINUM PIPE; THENCE NORTH 89°45'05" WEST PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 4, IN SAID SECTION 19, FOR A DISTANCE OF 75.00 FEET; THENCE SOUTH 31°00'53" WEST A DISTANCE OF 141.43 FEET TO AN IRON ROD; THENCE NORTH 89°54'53" EAST 78.05 FEET; THENCE SOUTH 10°45'04" WEST 166.33 FEET TO A SQUARE CONCRETE MONUMENT; THENCE CONTINUE SOUTH 10°45'04" WEST 8.00 FEET, MORE OR LESS, TO SAID MEAN HIGH WATER MARK OF BLACKWATER BAY; THENCE EASTERLY ALONG AND TOGETHER WITH THE MEANDERINGS THEREOF 100.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OVER AND ACROSS:

A STRIP OF LAND 15 FEET WIDE TO BE USED FOR INGRESS AND EGRESS PURPOSES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AS ESTABLISHED BY PROPORTIONATE MEASURE BETWEEN EXISTING AND ACCEPTED SECTION CORNERS, SAID

WEST OF AN EXISTING IRON ROD AT THE POSITION OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, ACCORDING TO OCCUPATION AND SURVEY BY OTHERS; THENCE SOUTH 89°24'39" EAST ALONG THE NORTH LINE OF SAID SECTION 19, FOR A DISTANCE OF 116.40 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 3 BY OCCUPATION; THENCE SOUTH 00°05'07" EAST ALONG SAID OCCUPATION LINE 2101.37 FEET TO A 2-INCH ALUMINUM PIPE; THENCE NORTH 89°45'05" WEST, 75.00 FEET; THENCE SOUTH 31°00'53" WEST, 108.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 76°10'40" WEST ALONG SAID CENTERLINE, 60.00 FEET TO A POINT OF TERMINUS AT DRISKELL ROAD, A PAVED COUNTY ROAD.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA, AS ESTABLISHED BY PROPORTIONATE MEASURE BETWEEN EXISTING AND ACCEPTED SECTION CORNERS, SAID NORTHEAST CORNER OF GOVERNMENT LOT 3, LIES 15.30 FEET SOUTH AND 116.40 FEET WEST OF AN EXISTING IRON ROD AT THE POSITION OF THE NORTHEAST CORNER OF GOVERNMENT LOT 3, ACCORDING TO OCCUPATION AND SURVEY BY OTHERS; THENCE SOUTH 89°24'39" EAST ALONG THE NORTH LINE OF SAID SECTION 19, FOR A DISTANCE OF 116.40 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 3 BY OCCUPATION; THENCE SOUTH 00°05'07" EAST ALONG SAID OCCUPATION LINE 2101.37 FEET TO A 2-INCH ALUMINUM PIPE; THENCE RUN NORTH 89°45'05" WEST A DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 31°00'53" WEST A DISTANCE OF 121.08 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 75°37'06" EAST A DISTANCE OF 69.75 FEET; THENCE RUN SOUTH 89°54'53" WEST TO AND ALONG THE NORTHERLY MAINTENANCE CLAIM OF DRISKELL ROAD A DISTANCE OF 78.05 FEET; THENCE DEPART SAID NORTHERLY MAINTENANCE CLAIM NORTH 31°00'53" EAST A DISTANCE OF 20.35 FEET TO THE POINT OF BEGINNING.