

PREPARED BY:

MEAD LAW & TITLE

24 Walter Martin Road NE
Fort Walton Beach, Florida 32548
File No: 40046DR

Property Appraiser's Parcel I.D. # 182S261920185000050

This WARRANTY DEED made the 19th day of August, A.D. 2021, by

Whitworth Builders Inc., a Florida Corporation

whose post office address is: 105 Auburn Road, Fort Walton Beach, Florida 32547
hereinafter called the grantor to

Bret S. Guinn

whose post office address is: 2295 Citrus Drive, Navarre, Florida 32566
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)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 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, Florida, viz:

Lot 5, Block 185, HOLLEY BY THE SEA, according to the plat thereof, as recorded in Plat Book B, Page(s) 155, of the Public Records of Santa Rosa County, Florida.

Subject to: Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 246, Page 463, created by and set forth in the Declaration of Protective Property Rights and Restrictions dated January 23, 1972, filed February 21, 1972 as amended by the Amendment dated May 23, 1973, filed in Book 282, Page 687; Second Amendment dated December 15, 1983, filed December 19, 1983, in Book 664, Page 343; Third Amendment dated June 21, 1984, filed June 21, 1984 in Book 693, Page 234, Fourth Amendment dated April 8, 1984, filed April 10, 1985 in Book 739, Page 15, Fifth Amendment dated May 31, 1988, filed July 18, 1988, in Book 960, Page 559, Sixth Amendment dated and filed September 22, 1989 in Book 1048, Page 369, Seventh Amendment recorded in Book 1161, Page 275, Eighth Amendment recorded in Book 1351, Page 404 and amended in Book 1352, Page 241, amended in Book 1381, Page 1387, Book 1402, Page 971, Book 1606, Page 1456, Book 1702, Page 761 and refiled in Book 1707, Page 1241, Book 1702, Page 765 and refiled in Book 1707, Page 1237, Book 1702, Page 768, as affected by Book 1777, Page 1496 and Book 1809, Page 666, and Notice of Interest in Real Property in Book 2045, Page 380, Book 2046, Page 1238 and Book 2046, Page 1682 and amendments in Book 2045, Page 559; Book 2045, Page 553; Book 2046, Page 1417; Book 2045, Page 563; Book 2046, Page 1421; Book 2046, Page 1425; Book 2045, Page 567; Book 2046, Page 1861 and Book 2046, Page 1865

Certificate of Holley by the Sea Improvement Association, Inc. recorded in Book 2149, Page 1762.

Easement granted to Holley Navarre Water System by instrument recorded in Book 1552, Page 1054.

Easement granted to Gulf Power Company by instrument recorded in Deed Book 78, Page 487, Book 194, Page 10, rerecorded in Book 195, Page 356 and Book 329, Page 533.

Oil, Gas and Minerals Reservation as contained in Deed Book 38, Page 96, Deed Book 127, Page 198, Deed Book 59, Page 572, Book 217, Page 657 and Book 261, Page 546.

Conservation Easement Deed recorded in Book 2548, Page 1009.

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Deed of Conservation Easement Third Party Beneficiary Rights to Usace recorded in Book 3641, Page 695.

Terms, provisions and assessments contained in Ordinance No. 2002-07 recorded in Book 2024, Page 1057.

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, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Whitworth Builders Inc., a Florida Corporation

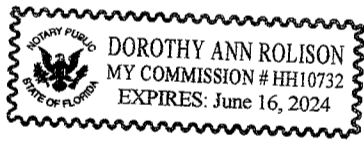
By: [Signature]
Aaron M. Davis
Its: President

[Signature]
Witness Print Name: Dorothy Rolison

[Signature]
Witness Print Name: Shendean Mowbray

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing instrument was acknowledged before me by means of physical presence this 19th day of August, 2021, by Aaron M. Davis, the President of Whitworth Builders Inc., a Florida Corporation, a corporation existing under the laws of the State of Florida, on behalf of the corporation.



(affix notary seal)

[Signature]
Notary Public
Print Notary Name:
My Commission Expires:

Personally known to me XXXX

Produced _____ as identification

COPY