

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Guarantee Title Company

4284 Hwy 90
Pace, Fl 32571

Property Appraisers Parcel Identification (Folio) Numbers: 13-1N-29-4924-00C00-0010
File # 9701

Space Above This Line For Recording Data

General Warranty Deed

THIS GENERAL WARRANTY DEED, made the 27 day of AUGUST, 2021, by and between:

Grantor:

THE HUFFORD COMPANY, A FLORIDA CORPORATON
4151 WESTFIELD ROAD
PENSACOLA, FL 32503

AND

THE ESTATE OF JOHN F. HUFFORD, BY MARJORIE G. HUFFORD AS PERSONAL REPRESENTATIVE OF THE ESTATE
4151 WESTFIELD ROAD
PENSACOLA, FL 32503

HEREBY CONVEY TO

GRANTEE:

GREGORY A. DAWSON
8914 BLUEBELL ST
MILTON, FL 32583

(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

W I T N E S S E T H: 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:

Lot 1, Block C, Santa Villa VIII, a subdivision of a portion of Section 13, Township 1 North, Range 29 West, and Section 18, Township 1 North, Range 28 West, Santa Rosa County, Florida, recorded in Plat Book "C", Page 154, of the Public Records of Santa Rosa County, Florida.

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, 2020.

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:

[Signature]
Witness #1 Signature

T. DAVID MANN
Witness #1 Printed Name

[Signature]
The Hufford Company by Marjorie G. Hufford
as its President

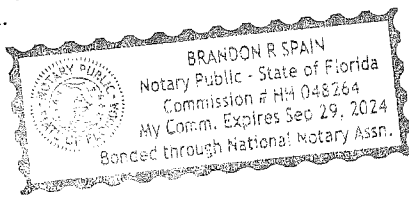
[Signature]
Witness #2 Signature

BRANDON SPAIN
Witness #2 Printed Name

[Signature]
The Estate of John F. Hufford by Marjorie G.
Hufford as the Personal Representative of
the Estate

STATE OF FL
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 27 day of AUG, 2021, by Marjorie G. Hufford who are personally known to me or have produced FL DL as identification and did (did not) take an oath.



[Signature]
Notary Public

BRANDON SPAIN
Printed Notary Name

NOTARY SEAL/STAMP

COPY