

Prepared By and Return To:

Vintage Title & Escrow, Inc.
1234 Airport Rd #108
Destin, FL 32541

File No. 21-3983

Property Appraiser's Parcel I.D. (folio) Number(s)

21-2S-26-0780-0WWW00-0802

WARRANTY DEED

THIS WARRANTY DEED dated August 31, 2021, by Derrick McKinnie and Taprina McKinnie husband and wife, whose post office address is 2182 Crescent Wood Road, Navarre, FL 32566, hereinafter called the grantor, to Bryan Keith Wunderlich and Tammy Wunderlich husband and wife, whose post office address is 2235 Paloma Street, Navarre, FL 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in SANTA ROSA County, Florida, to wit:

Commencing at the Southwest corner of Lot W.W., CRESCENT SHORES, according to the plat thereof as recorded in Plat Book A, Page 70, of the Public Records of Santa Rosa County, Florida; thence North 1661.65 feet to Point of Beginning; thence continue North 75 feet; thence East 136 feet; thence South 75 feet; thence West 136 feet to Point of Beginning; being Lot 133, BANDERA, an unrecorded subdivision.

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

Warranty Deed (Individual to Individual)

COPY

WARRANTY DEED
(Continued)

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

Signed, sealed and delivered in the presence of:

(Witness Signature)

Stephanie R. Lefebvre

(Witness Signature)

Desiree M. Adams

Derrick McKinnie

Taprina McKinnie

2182 Crescent Wood Road

(Address)

Navarre, FL 32566

(Address)

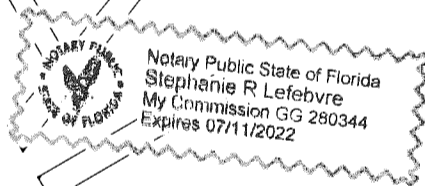
STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of August, 2021 by Derrick McKinnie and Taprina McKinnie, who is personally known to me or who has produced full as identification.

My commission expires:

Printed name:
Notary Public



Warranty Deed (Individual to Individual)

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: Paloma Street

LEGAL ADDRESS OF PROPERTY: 2235 Paloma Street

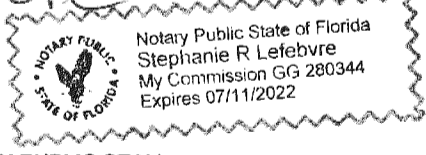
FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 7th day of July 2021

Jimmy White
Jimmy White
Road and Bridge Superintendent

SELLER: *Derrick McKinnie*
Name: Derrick McKinnie / Taprina McKinnie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 27 day of Aug 2021 by Derrick McKinnie + Taprina McKinnie who is personally known to me or who has produced as identification and who did not take an oath.



(NOTARY PUBLIC SEAL)

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

BUYER: *Tammy Winderlich*
Name: Tammy Winderlich and Bryan Keith Winderlich *Bryan Keith Winderlich by Tammy Winderlich Attorney in Fact*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 31st day of August 2021 by Tammy + Bryan Winderlich who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

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

(NOTARY PUBLIC SEAL)



Vintage