

Prepared by:
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File No.: 21-546

WARRANTY DEED

This indenture made on A.D. 10/04/2021, by Ken Allen Griner, as to his undivided interest whose address is: 50 Uptown Grayton Circle, Unit 1, Santa Rosa Beach, FL 32459, hereinafter called the "grantor", to Windermere LLC, a Florida Limited Liability Company whose address is: 775 North Ferdon Blvd, Suite E, Crestview, FL 32536 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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, FL, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 27, FLORIDATOWN HEIGHTS, AS RECORDED IN PLAT BOOK A, PAGE 23, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 16°29'53" EAST ALONG THE WESTERLY LINE OF THE AFORESAID LOT 3; A DISTANCE OF 21.09 FEET TO THE POINT OF INTERSECTION OF A 40 FOOT DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT; THENCE GO NORTH 67°51'19" WEST ALONG THE CENTERLINE OF THE AFORESAID DRAINAGE EASEMENT A DISTANCE OF 236.30 FEET; THENCE GO SOUTH 24°27'21" WEST ALONG THE AFORESAID CENTERLINE OF A DRAINAGE EASEMENT A DISTANCE OF 113.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT "A"; THENCE CONTINUE SOUTH 24°27'21" WEST ALONG SAID CENTERLINE OF THE DRAINAGE EASEMENT A DISTANCE OF 21 FEET, MORE OR LESS, TO THE CENTERLINE OF JACOB'S CREEK AND THE POINT OF BEGINNING; THENCE GO NORTH 24°27'21" EAST ALONG THE AFORESAID CENTERLINE OF A DRAINAGE EASEMENT A DISTANCE OF 134 FEET, MORE OR LESS; THENCE GO SOUTH 67°51'19" EAST ALONG THE AFORESAID CENTERLINE OF A DRAINAGE EASEMENT A DISTANCE OF 236.30 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID LOT 3; THENCE GO NORTH 16°29'53" EAST ALONG THE AFORESAID WESTERLY LINE A DISTANCE OF 128.91 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF DIAMOND STREET; THENCE GO NORTH 73°28'44" WEST ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 289.42 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 90 (R/W VARIES), SAID POINT OF INTERSECTION BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2312.50 FEET; THENCE GO SOUTHWESTERLY ALONG THE AFORESAID CURVED RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 03°07'04" FOR AN ARC DISTANCE OF 125.84 FEET TO A POINT (CH = 125.82', CH BRG = SOUTH 35°29'56" WEST), SAID POINT LYING NORTH 22°22'49" WEST AND 126.80 FEET FROM THE AFORESAID POINT "A"; THENCE CONTINUE SOUTHWESTERLY ALONG THE AFORESAID CURVE AN ARC DISTANCE OF 27 FEET, MORE OR LESS, TO THE CENTERLINE OF JACOB'S CREEK; THENCE MEANDER ALONG THE AFORESAID CENTERLINE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 127 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 23, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.

Parcel Identification Number: 23-1N-29-0000-01300-0000

THE PROPERTY SET FORTH ABOVE IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR HEREIN, NOR IS IT CONTIGUOUS THERETO;

THIS CONVEYANCE IS IN FULL SATISFACTION OF AND IN COMPLIANCE WITH THAT CERTAIN FINAL JUDGMENT OF DISSOLUTION OF MARRIAGE, AS MODIFIED, BETWEEN THE GRANTOR AND KENNETH GRINER FILED IN SANTA ROSA COUNTY CIRCUIT COURT CASE NO. 2020 DR 000460 Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2020.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Ken Allen Griner

Ken Allen Griner

Signed in the presence of the following (2) witnesses:

1. Krista Mohn

Witness Signature

1. Witness Print Name: Krista Mohn

2. Crystal Woods

Witness Signature

2. Witness Print Name: Crystal Woods

State of Florida

County of Pinellas

Sworn To, Subscribed and Acknowledged before me by means of ☐ physical presence or ☒ online notarization on 10/04/2021, by Ken Allen Griner who is personally known to me or who has produced a valid driver's license as identification.



Krista Mohn

Notary Public Krista M Mohn

Notary Print Name

My Commission Expires: 02/18/2024

Notarized online using audio-video communication

Ken Allen Griner