

Recording Fees: \$  
Documentary Stamps: \$ .70 (min)<sup>1</sup>  
Total Fees: \$

Prepared By and Once Recorded Return To:

John R. Dowd, Jr., Esquire  
DOWD LAW FIRM, PA  
25 Beal Parkway NE, Suite 230  
Fort Walton Beach, FL 32548

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

**WARRANTY DEED**

**THIS INDENTURE** is made on October 18, 2021, between **BOAZ EMIL BENZAKRY** and **RACHEL MARIE BENZAKRY** (also known as Rachael M. Benzakry), husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 4594 Soundside Drive, Gulf Breeze, Santa Rosa County, Florida 32563, 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 **R & B RENTAL PROPERTIES, LLC** (hereinafter referred to as "Grantee"), such Grantee having an address of 4594 Soundside Drive, Gulf Breeze, Florida 32563. 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:

**LOT 44, BLOCK B, BARBAROSA RANCHETTES 1<sup>ST</sup> ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE(S) 145, PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA**

Full power and authority are conferred upon Grantee, 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 Grantee full rights of ownership as authorized by Florida Statutes.

This deed was prepared without the benefit of title insurance.

<sup>1</sup> This conveyance is exempt from the documentary stamp tax pursuant to Rule 12B-4.013(32)(a), F.A.C., since it is from Grantors to their LLC for estate planning purposes, and there has been no change in beneficial ownership interest between the Grantor who are the only members of the LLC; however, pursuant to Rule 12B-4.014(2)(b), F.A.C., the minimum documentary stamp tax is being paid.

UNWITNESSED

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 has executed this Warranty Deed on the day and year first above written.

**SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF**

Joy Harris  
Witness

Joy Harris  
(Printed Name)

Angie Sutherland  
Witness

Angie Sutherland  
(Printed Name)

Boaz Emil Benzakry  
BOAZ EMIL BENZAKRY

Rachel Marie Benzakry  
RACHEL MARIE BENZAKRY  
(also known as Rachel M. Benzakry)  
(also known as Rachael M. Benzakry)

OPBY

STATE OF FLORIDA

COUNTY OF SANTA ROSA

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§

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, by BOAZ EMIL BENZAKRY, Grantor, who produced a driver's license issued by Florida that contained his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as Grantor, and by RACHEL MARIE BENZAKRY (also known as Rachel M. Benzakry), Grantor, who produced a driver's license issued by Florida that contained her photograph and signature as identification thereby 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 October 18, 2021.

Angie R Sutherland  
Notary Public

