

Prepared by and return to:
Katie Lepore
Incidental to issuance of title insurance
Reli Settlement Solutions LLC
125 W. Romana St., Suite 350
Pensacola, FL 32502
PEN2100110

(Space Above This Line For Recording Date)

Warranty Deed

This Warranty Deed made this 19th day of October, 2021, between **Hannah Bufford and Aaron Bufford, wife and husband** whose post office address is **3540 Topaz Circle, Navarre, FL 32566**, grantor, and **Andrea Nichol, a single woman** whose post office address is **3540 Topaz Circle, Navarre, FL 32566**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Santa Rosa County, Florida**, to-wit:

Lot 17, Block A, TREASURE ISLE ESTATES, according to the Map or Plat thereof as recorded in Plat Book 10 Page 21, Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 38-1S-27-5465-00A00-0170

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1
Printed Name: Melissa Lovasco

[Signature]
Hannah Bufford

Witness #2
Printed Name: Lisa Blanchard

[Signature]
Aaron Bufford

STATE OF FLORIDA

COUNTY OF Palm Beach

Acknowledged before me by means of physical presence, or online notarization, this 18 day of October 2021, by Hannah Bufford and Aaron Bufford who () are personally known to me or () produced [Signature] as identification.

(Notary Seal)

[Signature]
Notary Public Signature
Printed Name: Melissa Lovasco
My Commission Expires: 4/4/24

