

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Guarantee Title Company
4284 Hwy 90
Pace, Fl 32571
Property Appraisers Parcel Identification (Folio) Numbers: 02-1N-27-0000-00624-0000
File #10122

Space Above This Line For Recording Data _____

General Warranty Deed

THIS WARRANTY DEED, made the 3rd day of February, 2022, by Tonyia E. Presley, whose post office address is 5121 Cattle Trail Drive Milton, FL 32583, herein called the grantors, to Champion Real Estate Investments Inc., whose post office address is 4348 Hwy 90 Pace, FL 32571, 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)

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:

The East 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 1 North, Range 27 West, Santa Rosa County, Florida, LESS the North 25.00 feet and the East 25.00 feet thereof.

Together with a certain HORTON ECHO Mobile Home; Serial Number H182723G.

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, 2021.

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:

B Spain
Witness #1 Signature

Tonyia E. Presley
Tonyia E. Presley

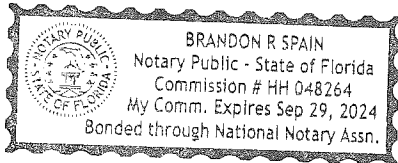
BRANDON SPAIN
Witness #1 Printed Name

Witness #2 Signature

JENNIFER SPAIN
Witness #2 Printed Name

STATE OF FL
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 3 day of FEB, 2022, by Tonyia E. Presley who are personally known to me or have produced DL as identification and did (did not) take an oath.



NOTARY SEAL/STAMP

B Spain
Notary Public

BRANDON SPAIN
Printed Notary Name

UNOFFICIAL COPY