

Prepared by:  
Kim Boyle  
Genesis Land & Title Co, LLC  
1400 E. Olive Road  
Pensacola, Florida 32514  
File Number: 22-0055

## General Warranty Deed

Made this February 18, 2022 A.D. By **Carolina Gort and Mitchell Daniel Gort wife and husband**, whose address is: 9167 Tara Circle, Milton, Florida 32583, hereinafter called the grantor, to **Isaac Bratkovich a married man**, whose post office address is: 5016 Spedale Ct Box 460, Spring Hill, Tennessee 37174, hereinafter called the grantee:

(Whenever used herein the term "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 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, Florida, viz:

Lot 14, Block 66, SECOND ADDITION TO NAVARRE, as recorded in Plat Book C, Page 31, in the Public Records of Santa Rosa County, Florida.

Parcel ID Number: **172S262750066000140**

**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, 2021.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

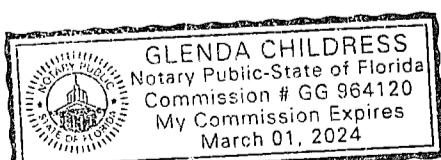
  
\_\_\_\_\_  
Witness Printed Name **Glenda Childress**

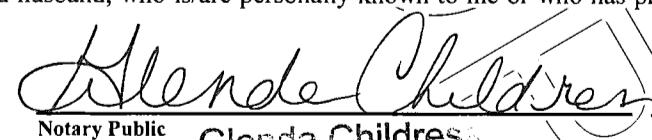
  
\_\_\_\_\_  
(Seal)

  
\_\_\_\_\_  
**Mitchell Daniel Gort**  
(Seal)

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18th day of February, 2022, by Carolina Gort and Mitchell Daniel Gort wife and husband, who is/are personally known to me or who has produced **VALID ID** as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: **Glenda Childress**  
My Commission Expires: **3-1-2024**