

Prepared by and return to:

Kaitlyn Sudduth
SETCO Services, LLC
4507 Woodbine Road
Pace, FL 32571
(850) 650-6161
File No PA-22-770

Parcel Identification No 041N280420005000011

Documentary Stamp Taxes were collected in the amount of 1,438.50 based on the purchase price of 205,500.00.

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

STATE OF FLORIDA
COUNTY OF SANTA ROSA

This indenture made the **14th day of February, 2022** between **Jason W. Marlow and P. Christine Marlow, husband and wife**, whose post office address is **1491 Shadeville Road, Crawfordville, FL 32327**, Grantors, to **A1 Alliance LLC, a Limited Liability Company**, whose post office address is **30 North Gould Street, Suite R, Sheridan, WY 82801**, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 Santa Rosa, Florida, to-wit:

Beginning at the North corner of Lot 1, Block 5, Bronnum Heights, being a subdivision in Section 4, Township 1 North, Range 28 West, and plat recorded in Plat Book A, at Page 97, of the records of Santa Rosa County, Florida, thence South along the East line of said Lot 77 feet, thence Westerly with an angle of 89 Degrees 00 Minutes to the Northwest corner of said Lot, thence East 157.8 feet to the Point of Beginning, being a portion of Lot 1, Block 5, Bronnum Heights.

Said property is not the homestead property of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1

[Signature]
Signature:

Print name: Fred. D. Fox

Witness #2

Angelina Peterson
Signature:

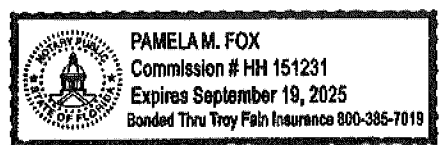
Print name: Angelina Peterson

[Signature]
Jason W. Marlow
[Signature]
P. Christine Marlow
P. Christine Marlow

STATE OF FL
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of February, 2022, by Jason W. Marlow and P. Christine Marlow, who is known to me or who has produced _____ as photo identification.

(AFFIX NOTARY SEAL HERE)



[Signature]
Notary Public
Printed Name: Pamela M. Fox
My Commission Expires: 9/19/2025