

Prepared by:
Louis E. Harper III
Harper Title Company, LLC
2107 Airport Boulevard
Pensacola, Florida 32504
File No: 2022-1252

WARRANTY DEED

THIS WARRANTY DEED made effective the February 28, 2022, by **Dana M. McKenzie**, a single woman, whose mailing address is 5051 Grande Drive, Unit E1, Pensacola, FL 32504, (herein "Grantor") (whether singular or plural), to **Johnie William Hamilton, IV and Madgeline Denise Hamilton, Husband and Wife**, whose mailing address is 6324 Honeysuckle Drive, Milton, FL 32570, ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Santa Rosa County, State of Florida, to-wit:

The East 170.00 feet of the West 340.00 feet of the South 220.00 feet of the North 646.00 feet of the Northeast Quarter of the Southwest Quarter of Section 28, Township 2 North, Range 28 West, Santa Rosa County, Florida, lying West of State Road 89 being a portion of Lot 35 of an Unrecorded Plat by O.M. Carter Registered Surveyor, dated April 11, 1966.

Parcel Identification Number: 28-2N-28-0000-03236-0000

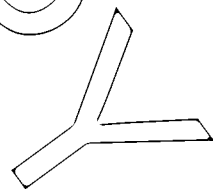
THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record; if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. The land described herein **IS** the homestead of the Grantor.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in the presence of:

Morgan Hamrick
Signature of Witness

Morgan Hamrick
Printed Name of Witness

[Signature]
Signature of Witness

Meagan Smith
Printed Name of Witness

Dana M. McKenzie
Dana M. McKenzie

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of February, 2022 by Dana M/ McKenzie who are personally known or have produced driver licenses as identification.

[Seal]



[Signature]

Notary Public

Print Name:

My Commission Expires:

COPY