

This instrument prepared by and return to:

Reliable Land Title Corporation
FILE NO. 22-03-073-NJ
7552 Navarre Parkway, Suite 2
Navarre, FL 32566

Property Appraisers Parcel Identification Number(s): 06-1N-26-0000-00402-0000

THIS WARRANTY DEED Made the 14th day of April, 2022 by Jerry Bohlman and Denise Bohlman, husband and wife whose post office address is 4992 Blue Ribbon Dr., Milton, FL 32583, hereinafter called the grantor, to Kenneth Mandel, a married man as to his non-homestead property, whose post office address is 1978 Ogden Ave, Dupont, WA 98327 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)

WITNESSETH, that the grantor, for and in consideration of the sum \$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, State of Florida, viz:

NICHOLS LAKE, Block D, Lot 20:

Commence at the South 1/4 corner, Section 6, Township 1 North, Range 26 West, Santa Rosa County, Florida; thence North 04 degrees 08 minutes 55 seconds East, along the East line of the West 1/2 of said Section 6 for 829.98 feet to a point of curve of a circular curve to the left; thence Northerly to Northwesterly along said curve having a radius of 218.78 feet through a central angle of 45 degrees 01 minutes 12 seconds for 171.90 feet; thence North 40 degrees 52 minutes 17 seconds West, 737.09 feet to a point of curve of a circular curve to the right; thence Northwesterly to Northeasterly along the arc of said curve having a radius of 200.85 feet through a central angle of 54 degrees 51 minutes 27 seconds for 192.30 feet; thence a radial from said curve North 76 degrees 00 minutes 50 seconds West, 226 feet, more or less to the waters of Nichols Lake and the Point of Beginning; thence South 76 degrees 00 minutes 50 seconds East and radial towards the last described curve for 266 feet; thence Northeasterly along said curve through a central angle of 04 degrees 23 minutes 33 seconds for 15.40 feet; thence North 18 degrees 22 minutes 43 seconds East for 53.97 feet; thence North 71 degrees 37 minutes 17 seconds West for 283 feet, more or less to said Nichols Lake; thence Southerly along said lake, 91 feet, more or less to the Point of Beginning.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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 31ST, 2021. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

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

Signed, sealed and delivered in the presence of:

Rachel Bockover

Signature

Rachel Bockover

Printed Signature

Patricia N. O'Connor

Signature

Patricia N. O'Connor

Printed Signature

Jerry Bohlman

Signature

Jerry Bohlman

Denise Bohlman

Signature

Denise Bohlman

STATE OF FLORIDA
COUNTY OF SANTA ROSA

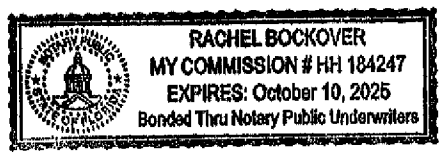
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, by means of physical presence appeared Jerry Bohlman and Denise Bohlman, husband and wife, to me known to be the person(s) described in, who produced FL State License as identification and who executed the foregoing instrument and he/ she /they acknowledged before me that he/ she /they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of April, 2022.

Rachel Bockover

Notary Public

My Commission Expires:



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