

SANTA ROSA COUNTY, FLORIDA

Recording Fee: \$ 27.00

Documentary Stamps: \$ 1050.00

THIS INSTRUMENT PREPARED BY:

DOWD & DITTMAR TITLE GROUP, LLC

Regions Bank Building

25 Beal Parkway-NE, Suite 250

Fort Walton Beach, FL 32548

FILE # 22-0116

(The space above is provided for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 2 day of JUNE 2022, between **James Gilbert, an unmarried widower**, whose mailing address is 8384 Menorca St., Navarre, FL 32566, hereinafter referred to as "**Grantor**", AND **VARIETY CONSTRUCTION CO., A Florida Corporation**, whose mailing address is PO BOX 1091, Deerfield Beach, FL 33443, hereinafter referred to as "**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, if applicable)

WITNESSETH:

That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which 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 10, Block 49, Second Addition to Navarre, according to the plat thereof, as recorded in Plat Book C, Page(s) 31, of the Public Records of Santa Rosa County, Florida.

Tax I.D. No. 17-2S-26-2750-04900-0100

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.

This conveyance is made subject to covenants, conditions, restrictions and easements of record, if any, which may now affect the above-described property, but this provision shall not operate to reimpose the same. Also subject to zoning regulations and ordinances.

AND Grantor hereby covenants with said grantee that 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 as witnesses:

Witness #1

GRANTOR(S):

Dalisse Dittmar Chulk (Sign)
Printed Name: Dalisse Dittmar Chulk

By: James Gilbert (SIGN)
James Gilbert

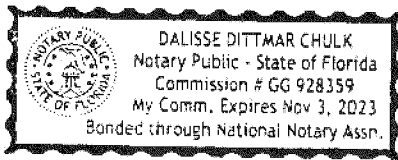
Witness #2

Harol Gase (Sign)
Printed Name: Harol Gase

STATE OF FLORIDA)

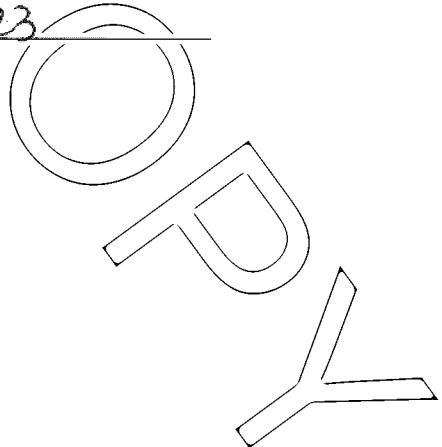
COUNTY OF OKALOOSA)

The foregoing instrument was acknowledged before me on this 2nd day of JUNE 2022, by **James Gilbert, an unmarried widower**, by his physical presence, OR by his online notarization; OR who presented a respective FL Driver's License; OR who is personally known to me to be the persons described herein and who did not take oath.



Dalisse Dittmar Chulk
Notary Public – State of Florida
Commission Expires: 11/3/23

(NOTARY SEAL)



STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY HAS ACCEPTED HAS NOT ACCEPTED

NAME OF ROADWAY: Menorca Street

LEGAL ADDRESS OF PROPERTY: 8384 Menorca Street

FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 25th day of May, 2022

Michael Mulford

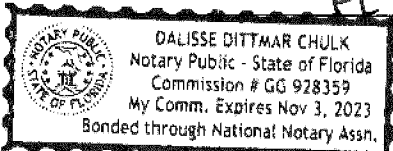
Michael Mulford
Road and Bridge Superintendent

SELLER:

Name:

James Gilbert
James Gilbert

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 2nd day of June, 2022 by James Gilbert, who is personally known to me or who has produced FL Drivers License as identification and who did not take an oath.



Dalisse Dittmar Chulk

NOTARY PUBLIC

My Commission Expires: 11/3/23

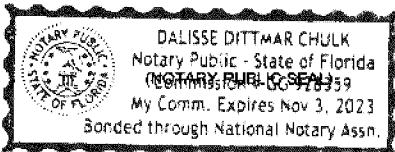
Commission No.: _____

BUYER:

Name:

Vanety Construction Co.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 2nd day of June, 2022 by Michael Anderson, who is personally known to me or who has produced FL Drivers License as identification and who did not take an oath.



Dalisse Dittmar Chulk

NOTARY PUBLIC

My Commission Expires: 11/3/23

Commission No.: _____