

Prepared By & Return To:
Pennye Putman, as an employee of
Clear Title of Northwest Florida, LLC
4636 Summerdale Blvd.
Pace, FL 32571 /
File Number: PACE-22-23441
Parcel ID #: 18-1N-28-0575-00C00-0060

**WARRANTY DEED
(INDIVIDUAL)**

This WARRANTY DEED, dated this 27th day of July, 2022, by **Ray C. Helms, III and Yesenia L. Helms, husband and wife** whose post office address is*, hereinafter called the Grantor, to **Robert Okert and Ana Maria Okert, husband and wife**, whose post office address is 5793 Loring Drive, Milton, Florida 32583, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

*5622 Silver Star Court, Milton, FL 32583

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Santa Rosa County, Florida, viz:

Lot 6, Block C, CHANNING WOODS ESTATE, a subdivision of a portion of Section 18, Township 1 North, Range 28 West, Santa Rosa County, Florida, according to the plat thereof, recorded in Plat Book D, Page 37, of the Public Records of said County.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

Signature: [Signature]
Print Name: Leticia Highstreet

Signature: [Signature]
Print Name: Yesenia L. Helms

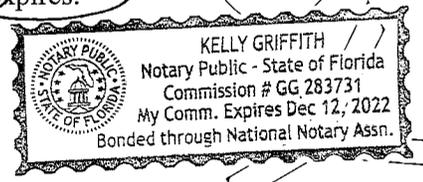
[Signature]
Ray C. Helms, III
[Signature]
Yesenia L. Helms

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [/] online notarization, this 27th day of July, 2022, by: Ray C. Helms, III and Yesenia L. Helms, husband and wife.

Signature: [Signature]
Notary Public
My Commission Expires: [Signature]

Personally Known
OR
Produced Identification
Type of Identification Produced DL



STATE OF FLORIDA
COUNTY OF SANTA ROSA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

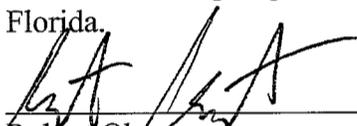
ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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 an acknowledgement by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: 5793 Loring Drive

LEGAL ADDRESS OF PROPERTY: 5793 Loring Drive, Milton, Florida 32583

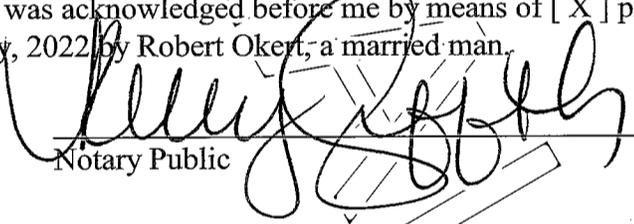
The County (X) Has Accepted, () Has NOT accepted the abutting roadway for () Dirt, (X) Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida.

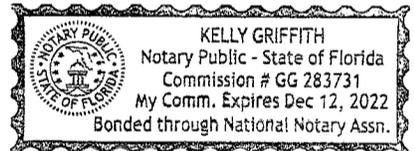

Robert Okert

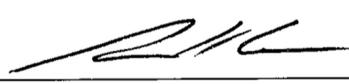
State of Florida
County of Santa Rosa

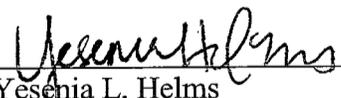
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27th day of July, 2022 by Robert Okert, a married man.


Notary Public

____ Personally Known To Me
OR
 Produced Identification
Type of Identification Produced drivers license

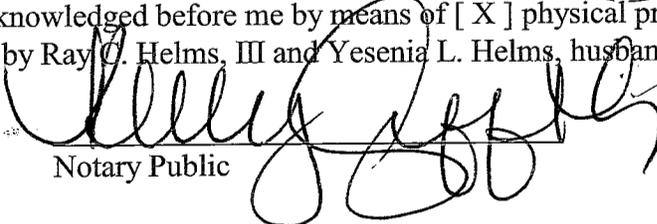



Ray C. Helms, III


Yesenia L. Helms

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27th day of July, 2022 by Ray C. Helms, III and Yesenia L. Helms, husband and wife.


Notary Public

____ Personally Known To Me
OR
 Produced Identification
Type of Identification Produced drivers license

