

Prepared by:
William E. Farrington, II
Wilson, Harrell, Farrington, Ford, et.al., P.A.
307 South Palafox Street
Pensacola, Florida 32502

File Number: 1-58342

General Warranty Deed

Made this August 3, 2022 A.D. By **Amber Powell and James Austin Powell, III, wife and husband**, whose address is: 5165 Old Berryhill Road, Milton, Florida 32570, hereinafter called the grantor, to **Jamie Wanda Lee, a single person and Wanda Lee Phillips, a single person,, as joint tenants with rights of survivorship** whose post office address is: 5493 Maranatha Way, Pace, Florida 32571, hereinafter called the grantee:

(Whenever used herein the term "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 of Ten Dollars, (\$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, Florida, viz:

A PARCEL OF LAND LYING AND BEING IN SECTION 34, TOWNSHIP 2 NORTH, RANG 29 WEST, Santa Rosa COUNTY, FLORIDA, DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 29 WEST, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTH SPENCER FIELD ROAD AND THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, ALSO BEING THE WEST RIGHT OF WAY LINE OF MARANATHA WAY (50 FOOT R/W); THENCE GO NORTH 00 DEGREES 15 MINUTES 18 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1243.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 15 MINUTES 18 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 82.89 FEET TO THE NORTH LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE GO SOUTH 89 DEGREES 28 MINUTES 00 SECONDS WEST A DISTANCE OF 135.00 FEET; THENCE GO SOUTH 00 DEGREES 15 MINUTES 18 SECONDS EAST A DISTANCE OF 82.89 FEET; THENCE GO NORTH 89 DEGREES 28 MINUTES 00 SECONDS EAST A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING. A/K/A LOT 1

Parcel ID Number: 34-2n-29-0000-00609-0000

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 covenants with said 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; 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, subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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:

Ashly Lentini
Ashly Lentini

Amber Powell
Amber Powell

Witness Printed Name

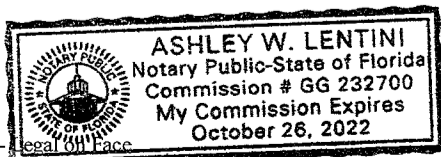
Melissa Farber
Melissa Farber

James Austin Powell III
James Austin Powell, III

Witness Printed Name

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 3rd day of August, 2022, by Amber Powell and James Austin Powell, III, who has produced driver's license as identification.



Ashly W Lentini
Notary Public
Print Name: Ashly Lentini
My Commission Expires: 10/26/22

**RESIDENTIAL SALES ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that 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 Escambia 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: 5493 Maranatha Way

LEGAL ADDRESS OF PROPERTY: 5493 Maranatha Way, Pace, Florida 32571

The County () has accepted () has not accepted the abutting roadway for maintenance.

This form completed by:

Wilson, Harrell, Farrington, Ford, Wilson, Spain & Parsons P.A.
307 South Palafox Street

Pensacola, Florida 32502

AS TO SELLER(S):

WITNESSES TO SELLER(S):

Amber Powell
Amber Powell

Ashy Lentini
Printed Name: Ashy Lentini

Samuel Powell III

Meissa Farber
Printed Name: Meissa Farber

AS TO BUYER(S):

WITNESSES TO BUYER(S):

Jamie Wanda Lee
Jamie Wanda Lee

Jonathan Hilt
Printed Name: JONATHAN HILT

Wanda Lee Phillips
Wanda Lee Phillips

Meissa Farber
Printed Name: Meissa Farber

This form approved by the
Escambia County Board
of County Commissioners
Effective: 4/15/95