

Prepared by:
Tracy Ratzin
Pensacola Title Company, LLC.
182 North Palafox Street
Pensacola, Florida 32502

File Number: 22-273

General Warranty Deed

Made this August 15, 2022 A.D. By **Scott E. Foss and Crystal Michelle Foss, Individually and as Co-Trustees of the Scott and Crystal Michelle Foss Revocable Trust**, whose address is: 7216 Bayshore Dr., Milton, Florida 32583, hereinafter called the grantor, to **Jeffrey Alan Davis and Catherine Adams Davis, husband and wife**, whose address is: 7581 Petersen Point Road, Milton, Florida 32583, 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:

Parcel 3:
Commence at the Northeast corner of Section 24, Township 1 North, Range 28 West, Santa Rosa County, Florida, thence run North 89 degrees 22 minutes 19 seconds West along the North line thereof," a distance of 1770.63 feet to an intersection with the East line of the L.J. Rollo Estate, a subdivision of a portion of Section 24, Township 1 North, Range 28 West, Santa Rosa County, Florida according to a plat recorded in Plat Book A, Page 56, of the Public Records of said County; thence run South 00 degrees 36 minutes 41 seconds West along the East line of said subdivision a distance of 899.95 feet to the Northeast corner of Lot 4, of said subdivision; thence depart said East line run North 89 degrees 19 minutes 25 seconds West along the North line of said Lot 4 a distance of 390.01 feet to the West line of Peterson Point Road (50' R/W); thence depart the North line of said Lot 4 run South 06 degrees 06 minutes 19 seconds West along said right of way a distance of 20.09 feet to the Point of Beginning; thence continue South 06 degrees 06 minutes 19 seconds West along said right of way a distance of 69.53 feet to a point of curvature; thence continue Southwesterly along said right of way on the arc of a curve to the left a distance of 40.88 feet said curve having a radius of 712.82 feet a central angle of 03 degrees 17 minutes 08 seconds a chord length of 40.87 feet and a chord bearing of South 04 degrees 27 minutes 45 seconds West; thence depart said right of way run North 89 degrees 19 minutes 25 seconds West a distance of 532.14 feet more or less to the Easterly water's edge of Blackwater Bay; thence meander Northwesterly along said waters edge a distance of 112.35 feet more or less to a point lying North 89 degrees 19 minutes 25 seconds West 561.29 feet more or less of the Point of Beginning; thence depart said water's edge run South 89 degrees 19 minutes 25 seconds East a distance of 664.29 feet more or less to the Point of Beginning. Being a portion of said Lot 4.

Parcel ID Number: **24-1n-28-0000-010000-0000**

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 except taxes accruing subsequent to December 31, 2021.


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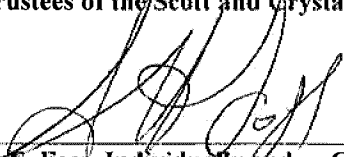
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

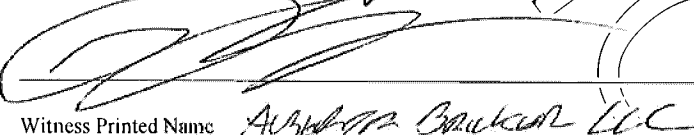
Scott E. Foss and Crystal Michelle Foss, Individually and as Co-Trustees of the Scott and Crystal Michelle Foss Revocable Trust



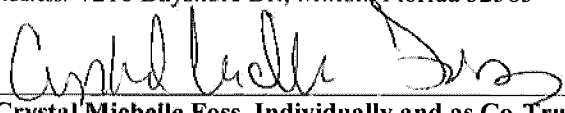
Witness Printed Name Tracy Ratzin



Scott E. Foss, Individually and as Co-Trustee
Address: 7216 Bayshore Dr., Milton, Florida 32583



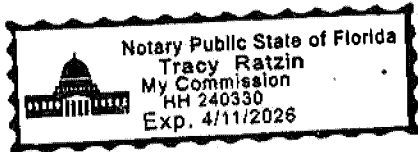
Witness Printed Name Alyson Backus LLC




Crystal Michelle Foss, Individually and as Co-Trustee
Address: 7216 Bayshore Dr., Milton, Florida 32583

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 15th day of August, 2022, by Scott E. Foss and Crystal Michelle Foss, Individually and as Co-Trustees of the Scott and Crystal Michelle Foss Revocable Trust, who is/are personally known to me or who has produced FDL as identification.





Notary Public
Print Name: Tracy Ratzin
My Commission Expires: 4-11-2026

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinances 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 ROADWAY 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 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 acknowledgment by the County of the veracity of any disclosure statement.

Name: Petersen Point Road

Legal Address of Property: 7581 Petersen Point Road, Milton, Florida 32583

The County (X) has accepted () has not accepted

the abutting roadway for maintenance as a () dirt road / (X) paved road.

This form completed by:
Pensacola Title Company, LLC
182 N. Palafox Street
Pensacola, FL 32502

AS TO SELLER(S):

Scott E. Foss and Crystal Michelle Foss, Co-Trustees of the Scott and Crystal Michelle Foss Revocable Trust




Scott E. Foss, Its Co-Trustee

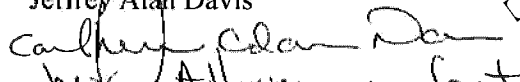


Crystal Michelle Foss, Co-Trustee

AS TO BUYER(S):



Jeffrey Alan Davis



Catherine Adams Davis by Jeffrey Alan Davis, her Attorney in Fact

Borrower

- Borrower