

Prepared by: Neil Chand  
Sunbelt Title Agency  
Return to: 500 N. Westshore Blvd., Suite 870  
Tampa, FL 33609  
File Number: 1770422-08134

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### Warranty Deed

This Indenture, made this 17th day of January, 2023, between Cartus Financial Corporation, a Delaware Corporation whose post office address is: c/o 40 Apple Ridge, Danbury, CT 06810, hereinafter called the Grantor, to Cecil Combs and Tracy Combs, Husband and Wife, hereinafter called the Grantee, whose post office address is 13829 Red Drum Ct. Pensacola, FL 32507

(Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their heirs, legal representatives and assignees of individuals, and assigns of corporations)

Witnesseth: the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in Santa Rosa County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to: Restrictions, limitations, conditions, reservations, covenants and easements of Record, if any, all applicable zoning ordinances, and taxes for the current year and all subsequent years.

Together with all the tenements, hereditament 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 said Grantee that it 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of any and all persons whomsoever.

In Witness Whereof, the Grantor has caused these presents to be executed in his/her/their/its name, and if Grantor is a corporation, its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Wherever the text in this Deed so requires, the use of any gender shall be deemed to include all genders, and the use of the singular shall include the plural.

Signed, sealed and delivered in our presence: Cartus Financial Corporation

Witness: (Signature) [Signature]

Print Name: ROBERT D LUNT JR

Witness: (Signature) [Signature]

By: [Signature]

PrintName: Katrina Baradji

Print Name: TYLA E. DAVIS

Authorized signer by Corporate Resolution

State of New Jersey

County of Burlington

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of January, 2023, by Katrina Baradji, authorized signer for Cartus Financial Corporation who is known to me or has produced a driver's license as identification.

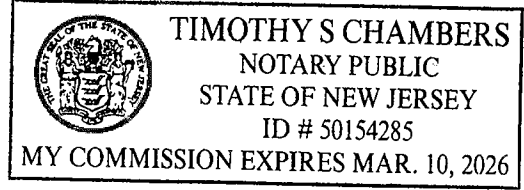
[Signature]

NOTARY PUBLIC (signature):

Print Name: Timothy S Chambers

My commission expires: March 10<sup>th</sup> 2026

Stamp/Seal:



COPY

Cartus File No. 3383516

Property Address: 1688 Waterford Sound Blvd Gulf Breeze, FL 32563

Florida Relocation File No: 1770422-08134

**EXHIBIT "A"**

Lot 15, Block H, WATERFORD SOUND PHASE II-C, according to the plat thereof, recorded in Plat Book 12, Page 32, of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 20-2S-27-5615-00H00-0150

WATERFORD SOUND PHASE II-C  
COOPY

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: Waterford Sound Boulevard

LEGAL ADDRESS OF PROPERTY: 1688 Waterford Sound Boulevard

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 August, 2022

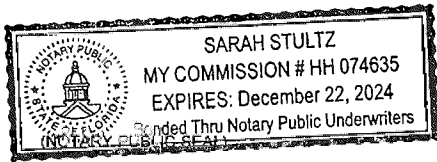
*Michael Mulford*

Michael Mulford,  
Road and Bridge Superintendent

SELLER:

Name: *Christopher Moore*  
DL M1000117800140

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the 8 day of Sept, 2022 by Christopher Moore, who is personally known to me or who has produced DL M1000117800140 as identification and who did not take an oath.



*Sarah Stultz*  
NOTARY PUBLIC  
My Commission Expires: 12/22/24  
Commission No.: HH074635

BUYER:

Name: \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

(NOTARY PUBLIC SEAL)