

Prepared by and return to:

Lena Brewer  
Locklin, Saba, Locklin & Jones, P.A.  
4557 Chumuckla Highway  
Pace, FL 32571  
(850) 995-1102  
File No 23-8  
Parcel Identification No 06-2s-26-0000-02900-0000

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# WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 15th day of February, 2023 between **Burton Lanier Locklin, Sr., a single man**, whose post office address is **P.O. Box 183, Milton, FL 32572**, of the County of Santa Rosa, State of Florida, Grantor, to **Allan Debowsky, a single man**, whose post office address is **1462 Westview Drive, Murfreesboro, TN 37128**, of the County of Rutherford, State of Tennessee, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Santa Rosa, Florida, to-wit:

PARCEL 1:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 5 SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 WEST SANTA ROSA COUNTY, FLORIDA THENCE RUN SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 5. A DISTANCE OF 1720.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87 DEGREES 39 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE OF GOVERNMENT LOT 5, A DISTANCE OF 240.00 FEET THENCE DEPARTING SAID NORTH LINE RUN SOUTH 02 DEGREES 41 MINUTES 16 SECONDS WEST, A DISTANCE OF 46.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 87 (R/W WIDTH VARIES); THENCE RUN NORTH 83 DEGREES 58 MINUTES 57 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 240.40 FEET THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN NORTH 02 DEGREES 41 MINUTES 16 SECONDS EAST, A DISTANCE OF 30.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE EAST 140 FEET OF THE WEST 520 FEET OF THE EAST-HALF OF THE WEST-HALF OF GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA LYING SOUTH OF STATE ROAD 87 (R/W VARIES) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST-HALF OF GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN SOUTH 01 DEGREE 33 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF THE WEST-HALF OF SAID GOVERNMENT LOT 5, A DISTANCE OF 234.74 FEET TO A ONE-HALF INCH IRON ROD LYING ON THE SOUTH RIGHT-OF-WAY OF STATE ROAD 87 (R/W VARIES); THENCE RUN NORTH 84 DEGREES 59 MINUTES 20 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 800.20 FEET TO A ONE-HALF INCH CAPPED IRON ROD (#4655) FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 84 DEGREES 59 MINUTES 20 SECONDS WEST, A DISTANCE OF 140.26 FEET; THENCE DEPART SAID RIGHT-OF-WAY SOUTH 01 DEGREE 30 MINUTES 51 SECONDS WEST. A DISTANCE OF 325.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE SOUTH 01 DEGREE 30 MINUTES 51 SECONDS WEST A DISTANCE OF 204 FEET MORE OR LESS TO THE APPROXIMATE WATER'S EDGE OF EAST BAY; THENCE RUN SOUTHEASTERLY ALONG AND TOGETHER WITH THE MEANDERINGS OF SAID WATER'S EDGE. A DISTANCE OF 188 FEET MORE OR LESS TO A POINT BEARING SOUTH 01 DEGREE 30 MINUTES 51 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE RUN NORTH 01 DEGREE 30 MINUTES 51 SECONDS EAST. A DISTANCE OF 289 FEET MORE OR LESS TO A ONE-HALF INCH CAPPED IRON ROD (#4655) LYING SOUTH 84 DEGREES 59 MINUTES 20 SECONDS EAST, A DISTANCE OF 140.26 FEET FROM THE AFORESAID POINT "A" THENCE CONTINUE NORTH 01 DEGREE 30 MINUTES 51 SECONDS EAST, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that 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 all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: JACK LOCKLIN, JR.

Burton Lanier Locklin, Sr.  
Burton Lanier Locklin, Sr.

[Signature]  
WITNESS  
PRINT NAME: Robert E. Kingry

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 15<sup>th</sup> day of February, 2023, by Burton Lanier Locklin, Sr..

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



JACK LOCKLIN, JR.  
Commission # HH 203332  
Expires December 28, 2025

Personally Known:  OR Produced Identification: \_\_\_\_\_  
Type of Identification \_\_\_\_\_  
Produced: \_\_\_\_\_

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: \_\_\_\_\_ Lot 5 Block 658 13th Ave

LEGAL ADDRESS OF PROPERTY: \_\_\_\_\_ 40-1N-28-0090-65800-0050

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 19th day of May 2022

Michael Mulford  
Michael Mulford  
Road and Bridge Superintendent

SELLER: Blank  
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)  
BUYER: Blank  
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)