

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Surety Land Title of Florida, LLC
188 N. Main Street
Crestview, FL 32536
File No.: 2306024D

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the ^{2nd} 1st day of March, 2023 by Dwayne Woods and Sybil Woods, husband and wife, whose post office address is 4696 Summertime Dr., Holt, FL 32564 herein called the grantors, to Richard Terry and Holly Williard Terry, husband and wife whose post office address is 7282 Carver Street, Milton, FL 32570, hereinafter called the Grantees:

(Wherever used herein the terms "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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

That portion of the West 1/2 of the South 1/4 of Section 1, Township 2 North, Range 26 West Santa Rosa County, Florida, more particularly described as follows:

Commencing at the Southwest corner of Section 1, Township 2 North, Range 26 West; thence North 00°03'59" West along West line of said Section for a distance of 668.41 feet to the Point of Beginning continuing along said line North 00°03'59" West a distance of 200.00 feet; thence South 89°47'28" East a distance of 460.76 feet; thence South 00°03'59" East a distance of 200.00 feet; thence North 89°47'28" West a distance of 460.76 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

Property Appraisers Parcel Identification (Folio) Number: **01-2N-26-0000-00320-0000**

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2022.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Fedina Spence

Witness #1 Signature

Dwayne Woods

Dwayne Woods

Fedina Spence

Witness #1 Printed Name

Marsha McCombs

Witness #2 Signature

Sybil Woods

Sybil Woods

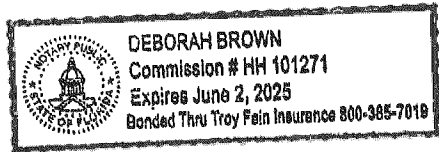
Marsha McCombs

Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF ~~SANTA ROSA~~ *OKALOOSA*

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of March, 2023 by Dwayne Woods and Sybil Woods who are personally known to me or have produced _____ as identification.

SEAL



Deborah Brown

Notary Public

Printed Notary Name

My Commission Expires:

COPY