

Prepared by and return to:
Matthews & Jones, LLP
4475 Legendary Drive
Destin, FL 32541
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Warranty Deed

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

This Indenture made this 4 day of April, 2023 between Lauren Ann Cozma a married woman, whose post office address is 30367 Vercors Street, Murrieta, CA 92563, grantor*, and Christina Marie Dye, an unmarried woman whose post office address is 2561 Cove Road, Navarre, FL 32566, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of **Ten Dollars & no cents (\$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:

LOT 4, BLOCK 169, HOLLEY BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 155, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Subject to the Permitted Encumbrances shown on Exhibit A, attached hereto.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

*The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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

[Signature] 4/14/2023
- Witness
GEORGE COZMA
Print Name

[Signature] 4/14/2023
- Witness
Emilke Busell
Print Name

[Signature] 4/14/2023
- Seller
Lauren Ann Cozma

STATE OF California
COUNTY OF Riverside

I HEREBY CERTIFY that on this day, before me by means of physical presence or online notarization, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments, personally appeared Lauren Ann Cozma a married woman, who is personally known to me or who has produced a driver's license as identification, to be the person described in and who executed the foregoing Warranty Deed and acknowledged before me that she signed same.

WITNESS my hand and official seal this 14 day of April, 2023.

[Signature]
NOTARY PUBLIC
My Commission Expires: 03/01/2027

Exhibit "A"
Permitted Encumbrances

- 1 Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOLLEY BY THE SEA, as recorded in Plat Book B, Page(s) 155, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 246, Page 463; as amended in Book 282, Page 687; Book 664, Page 343; Book 693, Page 234; Book 739, Page 15; Book 960, Page 559; Book 1048, Page 369; Book 1161, Page 275; Book 1351, Page 404; Book 1352, Page 241; Book 1381, Page 1387; Book 1606, Page 1456; Book 1702, Page 761 and refiled in Book 1707, Page 1241 and Book 1702, Page 765 and refiled in Book 1707, Page 1237 and Book 1702, Page 768 as affected by Book 1777, Page 1496 and amended in Book 2045, Page 380; Book 2046, Page 1238 and Book 2046, Page 1682 and amendments in Book 2045, Page 559, Book 2045, Page 553, Book 2046, Page 1417, Book 2045, Page 563, Book 2046, Page 1421, Book 2046, Page 1425, Book 2045, Page 567, Book 2046, Page 1861 and Book 2046, Page 1865 (the above amendments are contained in Book 2046, Page 1682) and Book 2149, Page 1779, as contained in Book 2149, Page 1762, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Oil, Gas and Minerals Reservations as recorded in Deed Book 38, Page 96; Book 127, Page 198 and Book 217, Page 657; Book 261, Page 546.
5. Easement granted to Gulf Power Company by instrument recorded in Deed Book 78, Page 487; Book 194, Page 10 and Book 329, Page 533.
6. Easement granted to Gulf Power Company by instrument recorded in Book 803, Page 190.
7. Certificate of Holley by the Sea Improvement Association recorded in Book 2149, Page 1762.
8. Conservation Easement recorded in Book 2544, Page 608.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On April 14, 2023 before me, Analaura Nicolas Mercado Notary Public
(insert name and title of the officer)

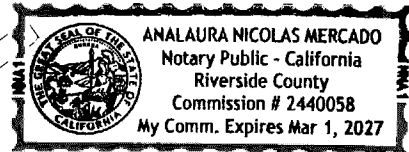
personally appeared Lauren Ann Cozma
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Analaura Nicolas Mercado*

(Seal)



COPY