



Prepared by and Return to:
Teri Kitchen, an employee of
First International Title
4300 Bayou Blvd., Suite 7
Pensacola, FL 32503

File No.: 230209-58

WARRANTY DEED

This indenture made on **June 02, 2023** by **Amanda Miller, an unmarried widow**, whose address is: 1602 Governors Drive Apt 2124, Pensacola, FL 32514 hereinafter called the "grantor", to **1160 Sawgrass JS, LLC, a Florida limited liability company and 1160 Sawgrass MCS, LLC, a Florida limited liability company**, whose address is: 1800 The Greens Way #412, Jacksonville Beach, FL 32250, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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**, to-wit:

Lot 120, Block 1, POLYNESIAN ISLANDS, a subdivision of a portion of Section 30, Township 2 South, Ragne 28 West, according to the map or plat thereof, recorded in Plat Book B, Page(s) 140, Public Records of Santa Rosa County, Florida.

Parcel Identification Number: **30-2S-28-3230-00100-1200**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2022.

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

Amanda Miller
Amanda Miller

Signed, sealed and delivered in our presence:

[Signature] 1st Witness Signature *[Signature]* 2nd Witness Signature

Print Name: *Amy Salter* Print Name: *Tray Hustell*

State of *Florida*


County of *Seamless*

The Foregoing Instrument Was Acknowledged before me by means of physical presence or () online notarization on *June 2, 2023*, by **Amanda Miller**, who () is/are personally known to me or who () produced a valid *current driver's license* as identification.

[Signature]
Notary Public Signature

Printed Name:
My Commission Expires:

(NOTARY SEAL)

 **AMY SALTER**
Notary Public State of Florida
Commission # HH 4629
My Comm. Expires July 7, 2024

