

Prepared By & Return to:  
Pennye Putman, as an employee of  
Clear Title of Northwest Florida, LLC  
4636 Summerdale Blvd.  
Pace, FL 32571  
File Number: PACE-23-24221  
Parcel ID #: 03-1N-28-3370-00200-0010

**WARRANTY DEED  
(CORPORATE)**

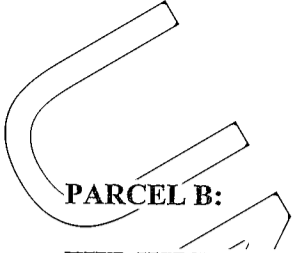
This WARRANTY DEED, dated this 17<sup>th</sup> day of June, 2023, by **L.V. Davis & Sons Limited Partnership, a Florida limited partnership** whose post office address is P.O. Box 750, Milton, Florida 32572, hereinafter called the Grantor, to **NJ Wholesale LLC, a Florida limited liability company**, whose post office address is 5369 Chumuckla Highway, Pace, Florida 32571, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee; all that certain land situated in Santa Rosa County, Florida, viz:

**PARCEL A:**

**ALL OF BLOCKS 2, 3, 4, 5, 9, 10, 11, AND A PORTION OF BLOCK 12, ACCORDING TO THE PLAT OF RAILROAD SUBDIVISION OF MILTON, FLORIDA, AS RECORDED IN DEED BOOK A-13, PAGE 58, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT A PLAIN 4"X4" CONCRETE MONUMENT (NORTHING=596761.30', EASTING=1167054.00', STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983) AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN NORTH 02 DEGREES 54 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 200.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES 54 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 1122.89 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE MONUMENTED SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 4282, PAGE 1500 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID WEST LINE OF SECTION 3, RUN SOUTH 87 DEGREES 33 MINUTES 34 SECONDS EAST ALONG THE MONUMENTED SOUTH LINE OF SAID PARCEL OF LAND AS RECORDED IN SAID OFFICIAL RECORDS BOOK 4282, PAGE 1500, A DISTANCE OF 100.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE RUN NORTH 02 DEGREES 47 MINUTES 25 SECONDS EAST ALONG THE MONUMENTED EAST LINE OF SAID PARCEL A DISTANCE OF 13.70 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 86 DEGREES 59 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 852.84 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA AND ALABAMA RAILROAD (200' R/W); THENCE DEPARTING SAID NORTH LINE RUN SOUTH 26 DEGREES 02 MINUTES 09 SECONDS WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FLORIDA AND ALABAMA RAILROAD, A DISTANCE OF 736.92 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 3009.10 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVED WEST RIGHT-OF-WAY LINE, A DISTANCE OF 685.43 FEET (DELTA ANGLE = 13°03'04", CHORD BEARING = S19°30'37"W, CHORD DISTANCE = 683.95') TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID SECTION 3; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN NORTH 87 DEGREES 28 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 249.87 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 3397, PAGE 50 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID SOUTH LINE OF SECTION 3, RUN NORTH 03 DEGREES 03 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 3397, PAGE 50, A DISTANCE OF 199.08 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN NORTH 87 DEGREES 08 MINUTES 15 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 218.48 FEET TO THE POINT OF BEGINNING.**



**PARCEL B:**

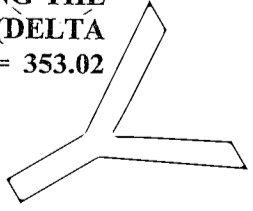
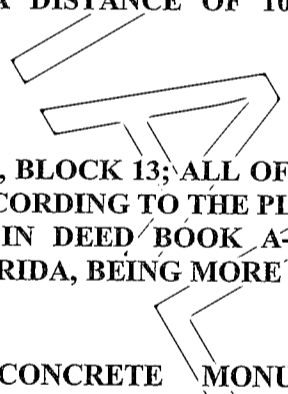
THE WESTERLY 100.00 FEET OF THE FLORIDA AND ALABAMA RAILROAD (200' R/W) LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PLAIN 4"X4" CONCRETE MONUMENT (NORTHING=596761.30', EASTING=1167054.00', STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983) AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE RUN SOUTH 87 DEGREES 28 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 467.77 FEET TO THE INTERSECTION OF SAID SOUTH LINE AND THE CURVED WEST RIGHT-OF-WAY LINE OF SAID FLORIDA AND ALABAMA RAILROAD, AND THE POINT OF BEGINNING. SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 3009.10 FEET; THENCE DEPARTING SAID SOUTH LINE OF SECTION 3, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVED WEST RIGHT-OF-WAY LINE, A DISTANCE OF 685.43 FEET (DELTA ANGLE = 13°03'04", CHORD BEARING = N19°30'37"E, CHORD DISTANCE = 683.95') TO THE POINT OF TANGENCY; THENCE RUN NORTH 26 DEGREES 02 MINUTES 09 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 736.92 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 86 DEGREES 59 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 108.66 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 26 DEGREES 02 MINUTES 09 SECONDS WEST, A DISTANCE OF 779.43 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 2909.10 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 644.18 FEET (DELTA ANGLE = 12°41'14", CHORD BEARING = S19°41'32"W, CHORD DISTANCE = 642.86') TO A POINT ON THE SOUTH LINE OF SAID SECTION 3; THENCE RUN NORTH 87 DEGREES 28 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 101.75 FEET TO THE POINT OF BEGINNING.

**PARCEL C:**

ALL OF LOT 4, AND A PORTION OF LOT 5, BLOCK 13; ALL OF LOTS 1 AND 8, AND A PORTION OF LOTS 2, 3, 4, 5, 9, AND 10, BLOCK 14, ACCORDING TO THE PLAT OF RAILROAD SUBDIVISION OF MILTON, FLORIDA, AS RECORDED IN DEED BOOK A-13, PAGE 58, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A PLAIN 4"X4" CONCRETE MONUMENT (NORTHING=596761.30', EASTING=1167054.00', STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983) AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE RUN SOUTH 87 DEGREES 28 MINUTES 31 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 671.40 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE CURVED EAST RIGHT OF WAY LINE OF THE FLORIDA AND ALABAMA RAILROAD (200' R/W), SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 2809.10 FEET; THENCE DEPARTING SAID NORTH LINE OF SECTION 10 RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVED EAST RIGHT OF WAY LINE, A DISTANCE OF 42.56 FEET (DELTA ANGLE = 00°52'05", CHORD BEARING = SOUTH 13°18'17" WEST, CHORD DISTANCE = 42.56 FEET) TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88 DEGREES 13 MINUTES 54 SECONDS EAST, A DISTANCE OF 446.61 FEET; THENCE RUN SOUTH 01 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF 65.00 FEET; THENCE RUN NORTH 88 DEGREES 13 MINUTES 54 SECONDS WEST, A DISTANCE OF 305.00 FEET; THENCE RUN SOUTH 01 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF 135.00 FEET; THENCE RUN SOUTH 53 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 240.26 FEET TO A POINT ON THE CURVED EAST RIGHT OF WAY OF SAID FLORIDA AND ALABAMA RAILROAD, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 2809.10 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVED EAST RIGHT OF WAY LINE, A DISTANCE OF 353.25 FEET (DELTA ANGLE = 07°12'18", CHORD BEARING = NORTH 09°16'05" EAST, CHORD DISTANCE = 353.02 FEET) TO THE POINT OF BEGINNING.



SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 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 signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

L.V. Davis & Sons Limited Partnership, a Florida limited partnership by L.V. Davis & Sons Management, L.L.C, a Florida limited liability company, General Partner

Signature: *Penny Putman*  
Print Name: Penny Putman

*Amelia W. Davis*  
by: Amelia W. Davis, its Managing Member

Signature: *Kathleen Upore*  
Print Name: Kathleen Upore

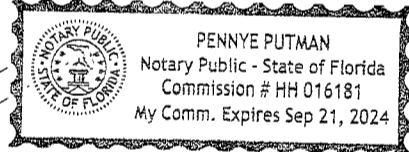
*Kenny A. Cranford*  
by: Kenny A. Cranford, Manager

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 3<sup>rd</sup> day of June, 2023, by: Kenny A. Cranford, Manager and Amelia W. Davis, Managing Member of L.V. Davis & Sons Management, L.L.C, a Florida limited liability company, General Partner of L.V. Davis & Sons Limited Partnership, a Florida limited partnership

Signature: *Penny Putman*  
Notary Public  
My Commission Expires:

Personally Known  
 OR  
 Produced Identification  
Type of Identification Produced Driver's License



COPY

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

L.V. Davis & Sons Limited Partnership, a Florida limited partnership by L.V. Davis & Sons Management, L.L.C, a Florida limited liability company, General Partner

- 1- Signature: *Heather McOlin*  
Print Name: Heather McOlin
- 2- Signature: *Larry Moody*  
Print Name: Larry Moody

*Lois D. Watts*  
by: Lois D. Watts, its Managing Member

State of Georgia  
County of Forsyth

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 17<sup>th</sup> day of June, 2023, by: Lois D. Watts, Managing Member of L.V. Davis & Sons Management, L.L.C, a Florida limited liability company, General Partner of L.V. Davis & Sons Limited Partnership, a Florida limited partnership

Signature: *[Signature]*  
Notary Public  
My Commission Expires: 09/18/2026

Personally Known  
OR  
 Produced Identification  
Type of Identification Produced Drivers License

*Seal*



COPY

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

**ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways 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 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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 an acknowledgement by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Susan Street  
LEGAL ADDRESS OF PROPERTY: Susan Street, Milton, Florida 32570

The County ( ) Has Accepted, ( X ) Has NOT accepted the abutting roadway for ( ) Dirt, ( ) Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida.

NJ Wholesale LLC

[Signature]  
by: Mohamed E. Jaoui, Member

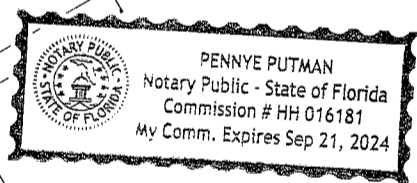
[Signature]  
by: Nyrma Jaoui, Member

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 5<sup>th</sup> day of June, 2023 by Mohamed E. Jaoui and Nyrma Jaoui, Members of NJ Wholesale LLC, a Florida limited liability company.

[Signature: Penny Putman]  
Notary Public

     Personally Known To Me  
OR  
X Produced Identification  
Type of Identification Produced drivers license



L.V. Davis & Sons Limited Partnership, a Florida limited partnership by L.V. Davis & Sons Management, L.L.C, a Florida limited comany, General Partner

[Signature: Kenny A. Cranford]  
by: Kenny A. Cranford, Manager

[Signature: Amelia W. Davis]  
by: Amelia W. Davis, Managing Member

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 8<sup>th</sup> day of June, 2023 by Kenny A. Cranford, Manager and Amelia W. Davis, Managing Member of L.V. Davis & Sons Management, L.L.C, a Florida limited liability company, General Partner of L.V. Davis & Sons Limited Partnership, a Florida limited partnership.

[Signature: Penny Putman]  
Notary Public

     Personally Known To Me  
OR  
✓ Produced Identification  
Type of Identification Produced Driver's License

