

This instrument prepared by and return to:

Reliable Land Title Corporation
FILE NO. 23-06-015-NS
7552 Navarre Parkway, Suite 2
Navarre, FL 32566

Property Appraisers Parcel Identification Number(s): 12-2S-27-0000-02308-0000

THIS WARRANTY DEED Made the **26th day of July, 2023** by **Jerry A. Tom and Kara Suzanne Tom, husband and wife** whose post office address is **10432 Plattsburg Rd, South Charleston, Ohio 45368**, hereinafter called the grantor, to **Jason Rodman Jr. and Kelli Hickey, as joint tenants with right of survivorship, not as tenant in common**, whose post office address is **7350 Hiawatha Ln., Navarre, FL 32566** hereinafter called the grantee:

(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 grantor, for and in consideration of the sum \$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, State of Florida, viz:

Lot 7, of HIAWATHA PRESERVE, an unrecorded subdivision situated in a portion of Section 12, Township 2 South, Range 27 West, Santa Rosa County, Florida, described as follows;

Commencing at a ½ inch capped iron rod, Number 7174, at an intersection with the Northerly right of way line of State Road No. 399 (100 foot R/W) and the Easterly right of way line of Joe Pruitt Road (50 foot R/W); thence go Easterly along the Northerly right of way line of State Road No. 399 (100 foot R/W), being a curve concave Northeasterly, having a radius of 2814.93 feet, for an arc of 221.26 feet (delta = 04 degree 30 minutes 13 seconds, chord bearing = South 51 degrees 28 minutes 51 seconds East, chord distance = 221.21 feet) to a ½ inch capped iron rod, Number 7174, for the Point of Beginning; thence departing said Northerly right of way line, go North 39 degrees 23 minutes 17 seconds East for a distance of 159.00 feet to a ½ inch capped iron rod, Number 7174; thence go South 54 degrees 26 minutes 48 seconds East for a distance of 70.16 feet to a ½ inch capped iron rod, Number 7174; thence go South 39 degrees 23 minutes 17 seconds West for a distance of 159.00 feet to a ½ inch capped iron rod, Number 7174, on the aforesaid Northerly right of way line of State Road No. 399 (100 foot R/W); thence go Westerly along said Northerly right of way line, being a curve concave Northeasterly, having a radius of 2814.93 feet, for an arc of 70.16 feet (delta = 01 degree 25 minutes 41 seconds, chord bearing = North 54 degrees 26 minutes 48 seconds West, chord distance = 70.16 feet) to the Point of Beginning.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 2022. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature

Printed Signature

Signature **Scott Parsons**

Printed Signature

Jerry A. Tom

Kara Suzanne Tom

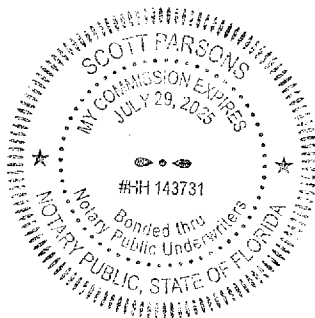
STATE OF FLORIDA
COUNTY OF SANTA ROSA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, by means of physical presence appeared Jerry A. Tom and Kara Suzanne Tom, husband and wife, to me known to be the person(s) described in, who produced driver's license as identification and who executed the foregoing instrument and he/ she /they acknowledged before me that he/ she /they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of July, 2023.

Notary Public

My Commission Expires:



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