File # 202352797 OR BK 4453 Pages 2094 RECORDED 11/28/23 at 12:53 PM Donald C. Spencer, Clerk Santa Rosa County, Florida DEPUTY CLERK ROB Trans #1412508 Doc D $12600.00

Prepared by and return to:
Kerry Anne Schultz
Pure Title, LLC
2777 Gulf Breeze Parkway
Gulf Breeze, FL 32563
850-696-1331
File Number: **PT-23-00720.RC**
Will Call No.:

[Space Above This Line For Recording Data]

Assignment of Lease

Know all men by these presents, that **Henry R. Clevenger and Heather K. Clevenger, Husband and Wife, whose post office address is 103 Townsend Pass, Alpharetta, GA 30004** ("ASSIGNOR"), in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration paid to ASSIGNOR by **James Timothy Solomon and Amanda Marie Solomon, Husband and Wife, whose post office address is P.O. Box 830, Montgomery, TX 77356** ("ASSIGNEE"), receipt and sufficiency of which is hereby acknowledged, hereby sets over, conveys, assigns and transfers forever to ASSIGNEE all rights, title and interests in and to that certain leasehold estate of the ASSIGNOR as set forth in that certain Assignment of Lease recorded at Official Records Book 4074, Page 1399of the Public Records of Santa Rosa County, Florida, and previously established at Deed Book 438, Page 180 of the Public Records of Escambia County, Florida, regarding the following described land, situate, lying and being in **Santa Rosa County, Florida** to-wit:

Lots 15 and 16, Block A, Grand Navarre, according to the map or plat thereof as recorded in Plat Book F, Page 52, Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 28-2S-26-9125-00A00-0150

This Assignment of Lease is made subject to all taxes, assessments and/or lease fees levied or assessed against the same subsequent to the date hereof; SUBJECT to all easements, restrictions and mineral reservations of record affecting the title to the property, if any, which are not hereby reimposed; SUBJECT also to all terms and conditions of the Lease Agreement (s) filed in the Official Records of Santa Rosa County and Escambia County Florida.

The undersigned ASSIGNOR, for themselves, their heirs and assigns, warrant to and with the said ASSIGNEE, their heirs and assigns forever, that the undersigned are seized of an indefeasible leasehold estate in the premises hereby conveyed and have a good right to sell, assign or transfer the same; that the premises hereby conveyed are free from all encumbrances and that said Lease is valid and enforceable and has not been altered, modified, or amended in any manner whatsoever, except as noted herein, the undersigned is not in default under any of the terms, covenants, or conditions of said Lease; that all rent reserved in and all of the sums payable by the undersigned under the terms of said Lease are currently paid; and that the undersigned ASSIGNOR, their heirs and assigns, shall and will forever warrant and defend the said ASSIGNEE in the quiet and peaceable possession and enjoyment of said interest in the leasehold estate hereby conveyed, against all persons lawfully claiming the same.

"ASSIGNOR" and "ASSIGNEE" shall be used for singular or plural, natural or artificial, which terms shall include the heirs, legal representatives, successors and assigns of ASSIGNOR and ASSIGNEE whenever the context so requires or admits.

Dated: **November 22, 2023**

Signed, sealed and delivered in our presence:

COPY

UNOFFICIAL COPY

ASSIGNOR:

Witness
Printed Name: Ogar Josephine
P.O. Address: 325 Pelton Court
Johns Creek, GA 30022

Witness
Printed Name: Akuma L Uriesi
P.O. Address: 325 Pelton Court
Johns Creek, GA 30022

Henry R. Clevenger

Witness
Printed Name: Ogar Josephine
P.O. Address: 325 Pelton Court
John's Creek, GA 30022

Witness
Printed Name: Akuma L Uriesi
P.O. Address: 325 Pelton Court
Johns creek, GA 30022

Heather K. Clevenger

State of Georgia
County of Cherokee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22nd day of November, 2023 by Henry R. Clevenger and Heather K. Clevenger who ☐ are personally known or ☑ have produced drivers' licenses as identification.

[Seal] Notary Public
Print Name: Akuma L Uriesi
My Commission Expires: 11/22/2024

AKUMA L URIESI
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
COMMISSION #W-00477556
EXPIRES NOVEMBER 22, 2024

ASSIGNEE:

Witness
Printed Name: Amy Barker
P.O. Address: 14125 LIBERTY ST.
MONTGOMERY, TX 77316

Witness
Printed Name: Felicia West
P.O. Address: 14125 LIBERTY ST.
MONTGOMERY, TX 77316

James Timothy Solomon

Witness
Printed Name: Amy Barker
P.O. Address: 14125 LIBERTY ST.
MONTGOMERY, TX 77316

Witness
Printed Name: Felicia West
P.O. Address: 14125 LIBERTY ST.
MONTGOMERY, TX 77316

Amanda Marie Solomon

State of TEXAS

County of MONTGOMERY

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 22nd day of November, 2023 by James Timothy Solomon and Amanda Marie Solomon who [ ] are personally known or [✓] have produced drivers' licenses as identification.

[Seal] Notary Public
Print Name: Gail Hodges
My Commission Expires: 7/2/2025

GAIL HODGES
Notary Public, State of Texas
NOTARY ID # 1238538-6
My Commission Exp 07/02/2025

UNOFFICIAL COPY

UNOFFICIAL COPY

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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 acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY ☑ HAS ACCEPTED ☐ HAS NOT ACCEPTED

NAME OF ROADWAY: Lot 15 Grande Navarre Boulevard

LEGAL ADDRESS OF PROPERTY: 282S26912500A000150

FOR ☐ DIRT ROAD MAINTENANCE ☑ PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 9th day of November 2023

Michael Mulford
Michael Mulford
Road and Bridge Superintendent

SELLER: Heather K. Clevenger
Name: Henry R. Clevenger Heather K. Clevenger

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization this the 22 day of November, 2023 by Henry Clevenger & Heather Clevenger, who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

akuma l uriesi
NOTARY PUBLIC
My Commission Expires: 11/22/2024
Commission No.: ~~11/22/2023~~ W-00477556

AKUMA L URIESI
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
COMMISSION #W-00477556
EXPIRES NOVEMBER 22, 2024

(NOTARY PUBLIC SEAL)

BUYER: _____
Name: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this the _____ day of _____, _____ by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

_____
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

(NOTARY PUBLIC SEAL)

COPY

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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 acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY ☑ HAS ACCEPTED ☐ HAS NOT ACCEPTED

NAME OF ROADWAY: Lot 15 Grande Navarre Boulevard

LEGAL ADDRESS OF PROPERTY: 282S26912500A000150

FOR ☐ DIRT ROAD MAINTENANCE ☑ PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 9th day of November 2023

Michael Mulford
Michael Mulford
Road and Bridge Superintendent

SELLER: _____
Name: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this the _____ day of _____, ____ by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

_____
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

(NOTARY PUBLIC SEAL)

BUYER: James Solomon
Name: James Solomon

Amanda Solomon

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this the 22 day of NOVEMBER, 2023 by JAMES SOLOMON, who is personally known to me or who has produced TEXAS DL as identification and who did not take an oath.

AMANDA SOLOMON

Gail Hodges
NOTARY PUBLIC
GAIL HODGES
My Commission Expires: 7/2/2025
Notary Public, State of Texas
Commission No.: _____
NOTARY ID # 1238538-6
My Commission Exp 07/02/2025

(NOTARY PUBLIC SEAL)

Pure Title Company

UNOFFICIAL COPY

UNOFFICIAL

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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 acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY ☑ HAS ACCEPTED ☐ HAS NOT ACCEPTED

NAME OF ROADWAY: Lot 16 Grande Navarre Boulevard

LEGAL ADDRESS OF PROPERTY: 282S26912500A000160

FOR ☐ DIRT ROAD MAINTENANCE ☑ PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 9th day of November 2023

Michael Mulford
Michael Mulford
Road and Bridge Superintendent

SELLER: Heather K. Clevenger
Name: Henry & Clevenger Heather K. Clevenger

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization this the 22 day of November, 2023 by Henry Clevenger & Heather Clevenger who is personally known to me or who has produced Driver's License as identification and who did not take an oath.

akuma l uriesi
NOTARY PUBLIC
My Commission Expires: 11/22/2024
Commission No.: W-00477556

(NOTARY PUBLIC SEAL)

AKUMA L URIESI
NOTARY PUBLIC
FULTON COUNTY, GEORGIA
COMMISSION #W-00477556
EXPIRES NOVEMBER 22, 2024

BUYER: _____
Name: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this the _____ day of _____, ____ by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

_____
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

(NOTARY PUBLIC SEAL)

COPY

Pure Title Company

UNOFFICIAL COPY

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made 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 acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY ☑ HAS ACCEPTED ☐ HAS NOT ACCEPTED

NAME OF ROADWAY: Lot 16 Grande Navarre Boulevard

LEGAL ADDRESS OF PROPERTY: 282S26912500A000160

FOR ☐ DIRT ROAD MAINTENANCE ☑ PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 9th day of November 2023

Michael Mulford
Michael Mulford
Road and Bridge Superintendent

SELLER: _____
Name: _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization this the _____ day of _____, ____
by _____, who is personally known to me or who has produced _____ as identification and who did not take an oath.

_____
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

(NOTARY PUBLIC SEAL)

BUYER: James Solomon Amanda Solomon
Name: JAMES SOLOMON AMANDA SOLOMON

The foregoing instrument was acknowledged before me by means of ✓ physical presence or __ online notarization this the 22 day of NOV, 2023
by JAMES SOLOMON, who is personally known to me or who has produced TEXAS DL as identification and who did not take an oath.

AMANDA SOLOMON

Gail Hodges
NOTARY PUBLIC
My Commission Expires: 7/2/2025
Commission No.:

GAIL HODGES
Notary Public, State of Texas
NOTARY ID # 1238538-6
My Commission Exp 07/02/2025

(NOTARY PUBLIC SEAL)

Pure Title Company