

Prepared by and return to:

Braeden Miller
Closer

Pure Title, LLC
2777 Gulf Breeze Parkway
Gulf Breeze, FL 32563
(850) 696-1331

File Number: PT-24-00016.RC

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Warranty Deed

This Warranty Deed made this 23rd day of January, 2024 between Joseph John Musso, a single man whose post office address is P.O. Box 633, Gulf Breeze, FL 32562, grantor, and C Reynoldson LLC, a Florida Limited Liability Company whose post office address is 3311 Gulf Breeze Pkwy., PMB# 15, Gulf Breeze, FL 32563, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Commence at the Northeast corner of Lot 16, Block-110, First Corrected and Amended Plat of Holley by the Sea, Plat Book C, Page 166, Santa Rosa County, Florida, said point being the point of intersection of the West line of the East 1/2 of the Southwest 1/4 of Section 3, Township 2 South, Range 27 West, and the South right of way line of State Road No. 399, (100' R/W); thence run North 47 deg 41 min 27 sec East along said South right of way line for 18.49 feet to a point of curvature of said South right of way line, thence run Northeasterly on a curve concave to the Southeast (R=1383.59 feet, Chord 1056.81 feet, chord bearing of North 70 deg 08 min 32 sec East) thru a central angle of 44 deg 54 min 14 sec for an arc distance of 1084.351); thence run South 87 deg 24 min 21 sec East along the South right of way line of State Road 399 (100' R/W) for 1774.20 feet to the West right of way line of a Gulf Power Easement (150' R/W); thence run South 16 deg 57 min 56 sec West along said West right of way line for 1944.84 feet to the Point of Beginning; thence continue South 16 deg 57 min 56 sec West along said West right of way line for 72.92 feet to the North right of way line of Sherwood Drive (66' R/W); thence run North 89 deg 54 min 47 sec West for 85.51 feet to a point of curvature; thence run Northwesterly on a curve concave to the Northeast (R = 25.00 feet, chord 36.81 feet, chord bearing of North 42 deg 30 min 20 sec West) thru a central angle of 94 deg 48 min 55 sec for an arc distance of 41.37 feet to the East right of way line of Ferris Drive (private, 50' R/W); thence run North 04 deg 54 min 07 sec East along said East right of way line for 80.68 feet; thence run South 73 deg 05 min 56 sec East for 130.39 feet to the West right of way line of a Gulf Power Easement (150' R/W) and the Point of Beginning, lying in Section 3, Township 2 South, Range 27 West, Santa Rosa County, Florida.

Informally described as Lot 123, Legend Woods Estates.

Parcel Identification Number: 03-2S-27-0000-00178-0000

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

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.

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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 31, 2024.**

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

Signed, sealed and delivered in our presence:

(B)

Joseph Musso
Joseph John Musso (Seal)

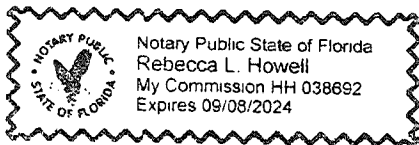
Witness
Printed Name: Braeden Miller
P.O. Address: 2777 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

Becky L Howell
Witness
Printed Name: Becky L Howell
P.O. Address: 2777 Gulf Breeze Pkwy
Gulf Breeze, FL 32563

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of January, 2024 by Joseph John Musso who is personally known or has produced a driver's license as identification.

[Seal]



Rebecca L Howell
Notary Public
Print Name: _____
My Commission Expires: _____

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