

Prepared by & After Recording Return To:  
Bright Light Land Title Company, LLC  
4400 E Highway 20  
Suite 505  
Niceville FL 32578  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
File/Order #: 2024-3718  
Parcel ID: 18-2S-26-1920-21200-0120

## Warranty Deed

This Warranty Deed Made this **22nd day of January, 2024** **Jack G. Charlesworth, III, an unmarried man, and Anne M. Charlesworth, an unmarried woman**, (henceforth referred to as "Grantor") whose address is or will be on the day of closing: **10265 North Tenderfoot Trail, Casa Grande, AZ 85122**, for consideration paid, grant to **Christopher Rudy and Jessica L. Rudy, husband and wife**, (henceforth referred to as "Grantee") whose address is or will be on the day of closing: **7519 Woodmont Road, Navarre, FL 32566**.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **\$350,000.00** Dollars, 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 situated in **SANTA ROSA** County, Florida, viz:

**Lot 12, Block 212, Holley By The Sea, according to the map or plat thereof, as recorded in Plat Book B, Page(s) 155 (1 through 20), of the Public Records of Santa Rosa County, Florida.**

**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**, 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 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 2024, which are not yet due and payable, reservations, restrictions and easements of record, if any.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates).*

COPY

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[Signature]  
Jack G. Charlesworth, III

[Signature]  
Witness 1 Signature - required by § 689.01, Fla. Stat.

Joy Dee Sownea  
Witness 1 Printed Name - required by § 689.01, Fla. Stat.

510265 N. Tenderfoot Trail Casa Grande AZ 85122  
Witness 1 Post Office Address - required by § 695.26, Fla. Stat.

[Signature]  
Witness 2 Signature - required by § 689.01, Fla. Stat.

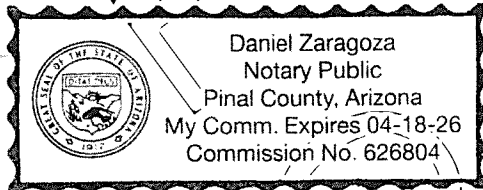
Felicia Squirre  
Witness 2 Printed Name - required by § 689.01, Fla. Stat.

1412 E Florence Blvd Casa Grande AZ 85122  
Witness 2 Post Office Address - required by § 695.26, Fla. Stat.

STATE OF ARIZONA  
COUNTY OF PINAL

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 22nd day of January, 2024, by Jack G Charlesworth, III.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: AZ Drivers License

COPY

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Anne M Charlesworth  
Anne M. Charlesworth

Claire Peterson  
Witness 1 Signature - required by § 689.01, Fla. Stat.

claire peterson  
Witness 1 Printed Name - required by § 689.01, Fla. Stat.

202 S main st Springville, UT 84663  
Witness 1 Post Office Address - required by § 695.26, Fla. Stat.

Danielle Root  
Witness 2 Signature - required by § 689.01, Fla. Stat.

Danielle Root  
Witness 2 Printed Name - required by § 689.01, Fla. Stat.

202 S Main St Springville, UT 84663  
Witness 2 Post Office Address - required by § 695.26, Fla. Stat.

STATE OF Utah  
COUNTY OF Utah

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 14th day of January, 2024, by Anne M. Charlesworth.

Michele Dewolf  
Signature of Notary Public

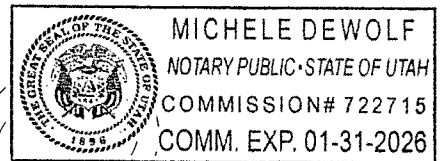
Print, Type/Stamp Name of Notary

Michele Dewolf

Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification Florida Drivers License

Produced: Florida Drivers License



COPY