

This Instrument Prepared By:  
WILLIAM H. MITCHEM  
Beggs & Lane, RLLP  
501 Commendancia Street  
Pensacola, Florida 32502  
(850) 432-2451  
Florida Bar No: 187836  
File Number: 5827-85519

Parcel ID #: 22-1N-29-0000-00137-0000 (portion) and  
22-1N-29-0000-00136-0000 (portion)

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Terhaar & Cronley Property Company, a Florida corporation** (herein "Grantor"), whose address is 1401 E. Belmont Street, Pensacola, Florida 32501, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Santa Rosa County, Florida, a political subdivision of the State of Florida** (herein "Grantee"), whose address is 6495 Caroline Drive, Milton, Florida 32570, and Grantee's successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to those certain matters all as more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference ("Permitted Exceptions").

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions set forth herein.

COPY

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26<sup>th</sup> day of January, 2024.

Signed, sealed, and delivered in the presence of:

Terhaar & Cronley Property Company, a Florida corporation

[Signature]  
Print Name: Stephne Jay  
Address: 501 Commendancia St. 8c1 Pensacola FL 32502

By: [Signature]  
Anthony L. Terhaar, President

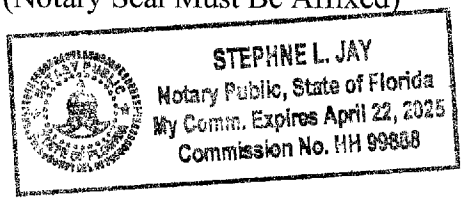
[Signature]  
Print Name: William H. Mitchem  
Address: 501 Commendancia St. 8c1 Pensacola FL 32502

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

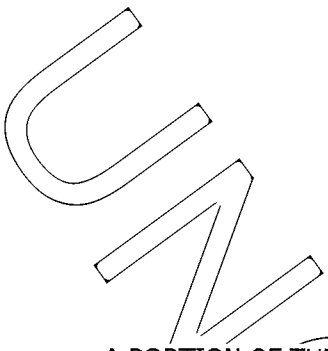
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of January, 2024, by Anthony L. Terhaar, as President of Terhaar & Cronley Property Company, a Florida corporation, on behalf of the corporation, who did not take an oath and who:

is/are personally known to me.  
 produced a current Florida driver's license as identification.  
 produced \_\_\_\_\_ as identification.

(Notary Seal Must Be Affixed)



[Signature]  
Notary Public  
Name of Notary Printed: Stephne Jay  
My Commission Expires: 4/22/25  
Commission Number: HH 99888



**EXHIBIT "A"**

**Legal Description**

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 1833 AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2287, AGE 99, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE S01°52'24"E ALONG THE WEST LINE OF SECTION 22, A DISTANCE OF 2,191.12 FEET; THENCE DEPARTING SAID WEST LINE S21°52'24"E 512.00 FEET; THENCE N48°29'05"E 1,080.39 FEET; THENCE S53°27'25"E 2,152.68 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2287, PAGE 99 OF THE PUBLIC RECORDS FOR SANTA ROSA COUNTY, FLORIDA SAID POINT BEING THE POINT OF BEGINNING; THENCE N27°49'39"E ALONG SAID WEST LINE 549.57 FEET TO THE SOUTH RIGHT OF WAY LINE OF WOODBINE ROAD SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2,914.93 FEET; A CHORD THAT BEARS S42°57'50"E, 395.66 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 395.97 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE S26°33'20"W 228.28 FEET; THENCE S47°49'36"W 161.79 FEET; THENCE S36°32'32"W 189.21 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 1833 OF SAID PUBLIC RECORDS; THENCE N53°27'38"W ALONG SAID SOUTH LINE AND THE WESTERLY PROJECTION THEREOF 298.14 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2287, PAGE 99; THENCE N27°49'39"E ALONG SAID WEST LINE 102.73 FEET TO THE POINT OF BEGINNING.

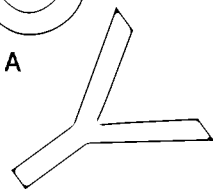
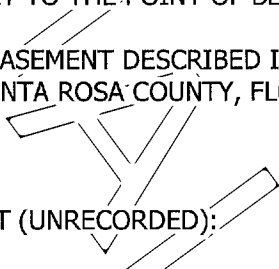
BEING SUBJECT TO A 200 FOOT WIDE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 151, PAGE 270 OF THE PUBLIC RECORDS FOR SANTA ROSA COUNTY, FLORIDA.

FURTHER SUBJECT TO:

35 FOOT INGRESS, EGRESS & UTILITY EASEMENT (UNRECORDED):

TOGETHER WITH A 35 FOOT WIDE INGRESS, EGRESS & UTILITY EASEMENT (LYING 17.5 FEET EACH SIDE OF CENTERLINE) LYING AND BEING IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, AND BEING A PORTION OF THE LANDS OF TERHAAR & CRONLEY PROPERTY COMPANY, AS RECORDED IN OFFICIAL RECORD BOOK 2263, PAGE 1833, SANTA ROSA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE CENTERLINE INTERSECTION OF WOODBINE ROAD (HAVING A 100-FOOT RIGHT OF WAY) AND U.S. HIGHWAY 90, SAID POINT HAVING A FLORIDA GRID NORTH, NAD83, NORTH ZONE VALUE OF N:588685.5689 E: 1126859.3958; THENCE RUNNING ALONG TIE LINE, NORTH 53°50'46" WEST, 718.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF WOODBINE ROAD HAVING A FLORIDA GRID NORTH, NAD83, NORTH ZONE VALUE OF N:589109.4110, E: 1126279.1758 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE AND RUNNING, SOUTH 24°19'57" WEST, 239.25 FEET TO A POINT; THENCE 27.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.50 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 69°19'57" WEST, 24.75 FEET TO A POINT; THENCE NORTH 65°40'03" WEST, 9.68 FEET TO A POINT; THENCE 36.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 22.50 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 67°19'14" WEST, 32.91 FEET TO A POINT; THENCE SOUTH 20°19'39" WEST, 23.83 FEET TO THE ENDING AT A POINT ON THE LEASE AREA.



**EXHIBIT "B"**  
**Permitted Exceptions**

1. Taxes and assessments for the year 2024 which are not yet due and payable.
2. Easement granted to Gulf Power Company by instrument recorded in Deed Book 56, Page 313; Deed Book 96, Page 503; Deed Book 96, Page 505; Deed Book 145, Page 245 and Deed Book 151, Page 270, together with Notice/Affidavit Regarding Electric Transmission Line Right of Way recorded in Book 3352, Page 1363..
3. Oil, gas and mineral reservations contained in instrument recorded in OR Book 939, Page 657.
4. Reciprocal Cross-Easement Agreement recorded in Book 1763, Page 881.
5. Utility Easement - Water & Sewer recorded in Book 2740, Page 687.
6. Utility Easement - Water & Sewer recorded in Book 2754, Page 1493 and corrected in Book 2810, Page 1447.
7. Easement set forth in that certain Lease between Terhaar & Cronley Property Company, a Florida corporation, Lessor, and Celco Partnership d/b/a Verizon Wireless, Lessee, a memorandum of which is recorded in Book 3895, Page 1573.
8. Declaration of Easement recorded in Book 4469, Page 395.

Note: All recording references are to the public records of Santa Rosa County, Florida.