

Prepared by and return to:

Peggy S. Owens/  
McNeese Title, LLC  
42 Business Centre Drive, Suite 106  
Miramar Beach, FL 32550  
File Number: 24-0121PO

## Warranty Deed

Made this May 7, 2024 A.D. By **Anthony Taber and Tamara Taber, husband and wife**, whose address is: **7113 Wells Avenue, Navarre, FL 32566**, hereinafter called the grantor, to **K-SQUARE Properties, LLC, a Florida Limited Liability Company**, whose address is: **4049 Indian Bayou North, Destin, FL 32541**, hereinafter called the grantee:

(Whenever used herein the term "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 of Ten Dollars, (\$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, Florida**, viz:

See Exhibit "A" attached hereto and made apart hereof

**Being** and intended to be the same premises conveyed to the Grantor herein by deed recorded September 21, 2017, in Official Records Book 3663, Page 430, Public Records of Santa Rosa County, Florida.

Parcel ID Number: **06-2S-26-0000-00600-0000**

**Said** property is NOT the homestead property of the Grantor as defined by the Constitution of the State of 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** 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 for all covenants, conditions, restrictions, reservations, limitations and easements of record, and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any and taxes accruing subsequent to December 31, 2023.

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

Signed, sealed and delivered in our presence:

Witness Signature *Bennett Christopher Wray III*

Witness Printed Name BENNETT CHRISTOPHER WRAY III

Witness Address 42 Business Centre Dr. Unit 106  
Miramar Beach, FL 32550

*Anthony Taber*

Anthony Taber

*Tamara Taber*  
Tamara Taber

Witness Signature *Christina Owens*

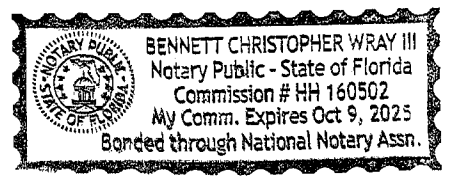
Witness Printed Name CHRISTINA OWENS

Witness Address: 42 Business Centre Dr. #106  
Miramar Beach FL 32550

STATE OF FLORIDA  
COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 7 day of May, 2024, by Anthony Taber and Tamara Taber.

*Bennett Christopher Wray III*  
Signature of Notary Public BENNETT CHRISTOPHER WRAY III  
Print, Type/Stamp Name of Notary



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

Type of Identification

Produced: DL

My commission expires: \_\_\_\_\_ (notary stamp or seal)

COPY

**EXHIBIT "A"**

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF GOVERNMENT LOT 5, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 01 DEGREES 31 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF FOR A DISTANCE OF 234.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #87 (R/W VARIES); THENCE DEPARTING SAID WEST LINE OF THE EAST HALF GO SOUTH 84 DEGREES 59 MINUTES 19 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 501.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84 DEGREES 59 MINUTES 19 SECONDS EAST ALONG SOUTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 380.71 FEET; THENCE GO SOUTH 5 DEGREES 0 MINUTES 41 SECONDS WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 17.00 FEET; THENCE GO SOUTH 84 DEGREES 59 MINUTES 19 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 21.02 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY GO SOUTH 01 DEGREES 31 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 654 FEET MORE OR LESS TO THE APPROXIMATE WATERS EDGE OF EAST BAY RIVER; THENCE MEANDER SOUTHWESTERLY ALONG SAID APPROXIMATE WATERS EDGE FOR A DISTANCE OF 469 FEET MORE OR LESS TO A POINT ON THE APPROXIMATE WATERS EDGE LYING SOUTH 1 DEGREE 31 MINUTES 31 SECONDS WEST OF THE POINT OF BEGINNING; THENCE DEPARTING SAID APPROXIMATE WATERS EDGE GO NORTH 1 DEGREE 31 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 940 FEET MORE OR LESS TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL LIES IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA.

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: Highway 87

LEGAL ADDRESS OF PROPERTY: 06-2S-26-0000-00600-0000

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 18th day of April, 2024

SELLER: Tamara Taber  
Name: Tamara Taber

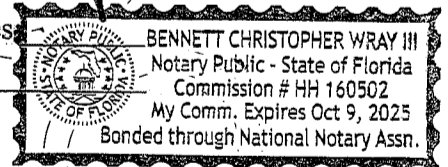
Michael Mulford  
Michael Mulford  
Road and Bridge Superintendent

SELLER: Anthony Taber  
Name: Anthony Taber

The foregoing instrument was acknowledged before me by means of X physical presence or    online notarization this the May day of 7th, 2024 by Anthony Taber and Tamara Taber, who is personally known to me or who has produced DL as identification and who did not take an oath.

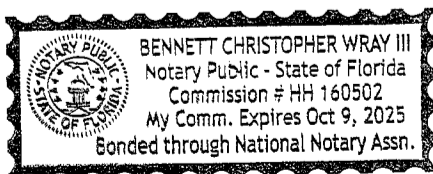
(NOTARY PUBLIC SEAL)  
[Signature]

[Signature]  
NOTARY PUBLIC BENNETT CHRISTOPHER WRAY III  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_



BUYER: [Signature]  
Name: K-SQUARE Properties, LLC, By Veronica Rodriguez Kitts, It's Manager

The foregoing instrument was acknowledged before me by means of X physical presence or    online notarization this the May day of 7th, 2024 by Veronica Rodriguez Kitts being the Manager of K-SQUARE Properties, LLC, who is personally known to me or who has produced DL as identification and who did not take an oath.



(NOTARY PUBLIC SEAL)

[Signature]  
NOTARY PUBLIC BENNETT CHRISTOPHER WRAY III  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_