

Prepared by:
Jennifer Wilson
Locklin, Saba, Locklin & Jones, P.A.
4557 Chumuckla Highway
Pace, FL 32571

Record and Return to:
Locklin, Saba, Locklin & Jones, P.A.
4557 Chumuckla Highway
Pace, FL 32571

File No.: 24-196
Parcel ID: 261N29587800G000340
Property: 5672 Peach Drive, Pace, FL 32571

WARRANTY DEED – CORPORATE GRANTOR

This Warranty Deed made this **29th day of May, 2024**, by and between **Dryden Properties & Development, LLC.**, a Florida limited liability company, hereinafter called the Grantor; and **Giovanni Macaluso**, hereinafter called the Grantee, whose mailing address is **499 Russell Way, Marina, CA 93933**.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (Ten and 00/100 Dollars) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that parcel of land in the County of **Santa Rosa**, State of **Florida**, to wit:

Lot 34, Block G, Woodlands Phase One, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 10 through 13, inclusive, of the Public Records of Santa Rosa County, Florida.

TOGETHER with all of 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 the 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 this land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, **2024**, and restrictions, covenants, and easements of record.

COPY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Dryden Properties & Development, LLC, a Florida Limited Liability Company

By: [Signature]
Robert E. Dryden, Manager

WITNESS
PRINT NAME: Jennifer Wilson

[Signature]
WITNESS
PRINT NAME: MARIA WELLS

4557 Chumuckla Hwy
Pace, FL 32571
WITNESS 1 ADDRESS

4557 Chumuckla Hwy
Pace, FL 32571
WITNESS 2 ADDRESS

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30 day of May, 2024 by Robert E. Dryden, Manager of Dryden Properties & Development, LLC, a FL Limited Liability Company.

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



JENNIFER WILSON
Commission # HH 108171
Expires June 20, 2025
Bonded Thru Budget Notary Services

Personally known: _____
OR Produced Identification: _____

Type of Identification Produced: PIDL

RESOLUTION OF
DRYDEN PROPERTIES & DEVELOPMENT, LLC., A FLORIDA LIMITED
LIABILITY COMPANY

A meeting of all of the Members of Dryden Properties & Development, LLC., a Florida limited liability company was held on the 4th day of May 2024 in Milton, Florida.

Robert E. Dryden, Manager, presided as the Chairperson, called the meeting to order and announced all Members were present and therefore constituted a quorum.

The Chairman presented to the Members the desire to sell the property located at 5672 Peach Drive, Pace, Florida 32571, as stated in that certain contract with Giovanni Macaluso. Upon review of said Contract (incorporated by reference herein) and Robert E. Dryden, Manager is hereby authorized to sign all closing documents for sale of said property including the warranty deed and settlement statement.

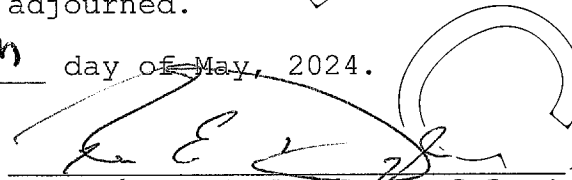
Upon a motion duly made and seconded, it was "RESOLVED, that the Company would sell the property in accordance with the terms of the Offer.

It was then presented that the Company would be required to sign documents to complete the sale.

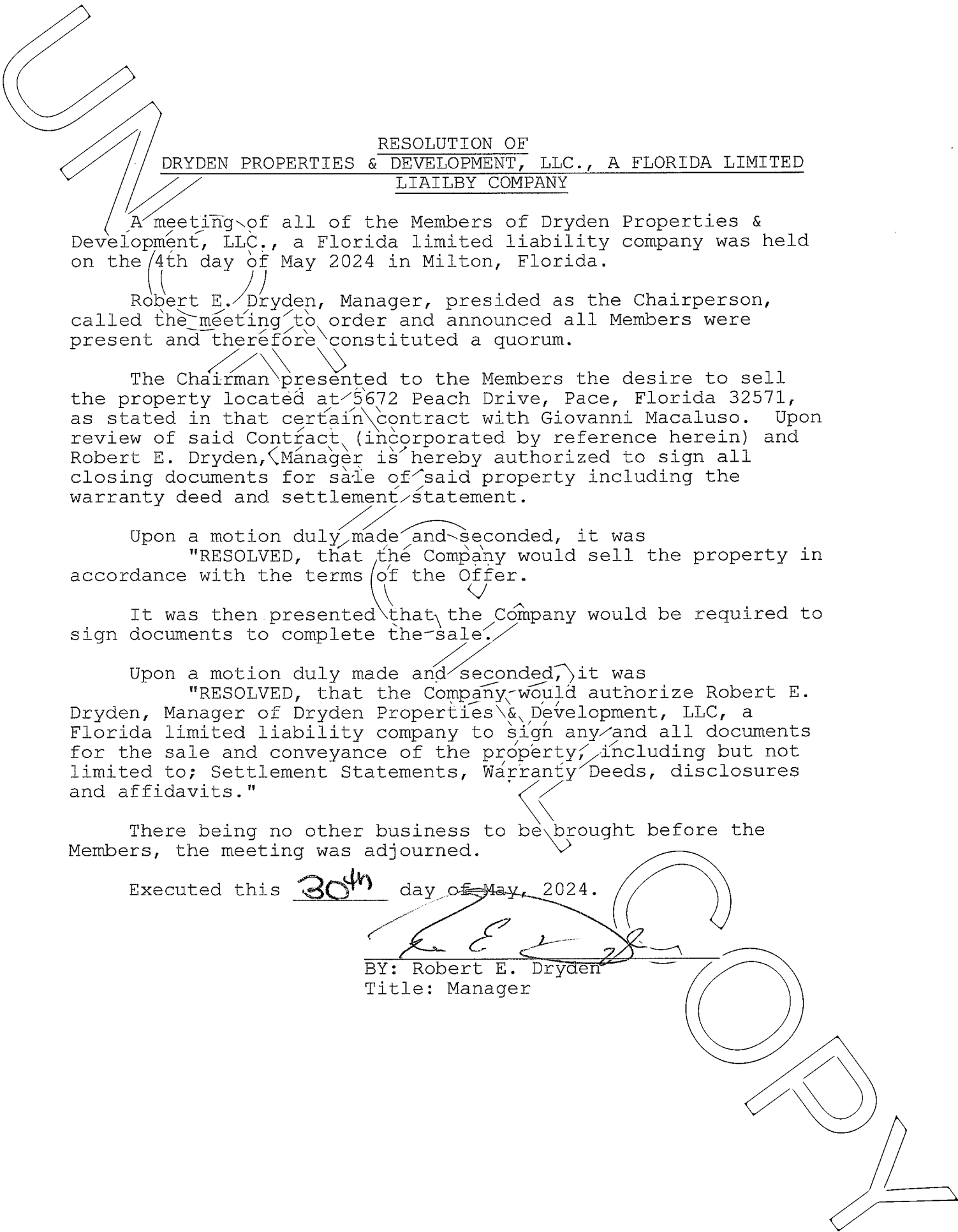
Upon a motion duly made and seconded, it was "RESOLVED, that the Company would authorize Robert E. Dryden, Manager of Dryden Properties & Development, LLC, a Florida limited liability company to sign any and all documents for the sale and conveyance of the property, including but not limited to; Settlement Statements, Warranty Deeds, disclosures and affidavits."

There being no other business to be brought before the Members, the meeting was adjourned.

Executed this 30th day of ~~May~~, 2024.



BY: Robert E. Dryden
Title: Manager



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: Peach Drive

LEGAL ADDRESS OF PROPERTY: 5672 Peach Drive

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 7th day of May 2024

Michael Mulford
Michael Mulford
Road and Bridge Superintendent

SELLER: Blank
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 SEAL)

NOTARY PUBLIC
My Commission Expires:
Commission No.:

BUYER: Blank
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 SEAL)

NOTARY PUBLIC
My Commission Expires:
Commission No.: