

Prepared by and return to:

Fountain, Bridgford & Porath
2045 Fountain Professional Ct, Suite A
Navarre, FL 32566
(850) 939-3535
File Number: 24-00367.N
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **4th day of June, 2024** between **Tyler M. Tracy and Andree R. Tracy, Husband and Wife** whose post office address is **2046 Pine Ranch Dr., Navarre, FL 32566**, grantor, and **Josiah E. Becker and Chanea Brooke Becker, Husband and Wife** whose post office address is **420 Bay Oaks Dr, Pensacola, FL 32506**, 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:

Lot 29, Block B, Pine Ranch First Addition, being a portion of Section 22, Township 2 South, Range 26 West, Santa Rosa County, Florida, according to Plat recorded in Plat Book F, Page 88, of the public records of said County.

Parcel Number: 22-2S-26-3193-00B00-0290

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 taxes accruing subsequent to **12/31/2023**.

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

COPY

Signed, sealed and delivered in our presence:

[Signature]
Witness
Printed Name: Wendy Renee Watford
P.O. Address: 2045 Fountain Professional Ct. STE A
Navarre FL 32566

[Signature]
Tyler M. Tracy

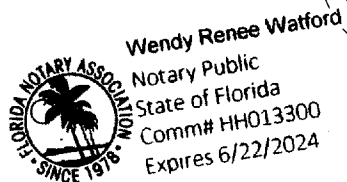
[Signature]
Witness
Printed Name: Patricia Patchings
P.O. Address: 2045 Fountain Professional Ct. STE A
Navarre FL 32566

[Signature]
Andree R. Tracy

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2024 by Tyler M. Tracy and Andree R. Tracy who are personally known or have produced drivers' licenses as identification.

[Seal]



[Signature]
Notary Public
Print Name: Wendy Renee Watford
My Commission Expires: _____

COPY

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: Pine Ranch Drive

LEGAL ADDRESS OF PROPERTY: 2046 Pine Ranch 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 12th day of April 2024

Michael Mulford
Michael Mulford
Road and Bridge Superintendent

SELLER: [Signature]
Name: Andree R. Tracy

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 6 day of May, 2024 by Andree Tracy, who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

Wendy Renee Watford
Notary Public
State of Florida
Comm# HH013300
Expires 6/22/2024
(NOTARY PUBLIC SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____

BUYER: [Signature]
Name: Josiah Becker

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 4th day of June, 2024 by Josiah Becker, who is personally known to me or who has produced Drivers License as identification and who did not take an oath.

Wendy Renee Watford
Notary Public
State of Florida
Comm# HH013300
Expires 6/22/2024
(NOTARY PUBLIC SEAL)

[Signature]
NOTARY PUBLIC
My Commission Expires: _____
Commission No.: _____