

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Barbara Rigby
Surety Land Title of Florida, LLC
4359 5th Avenue
Pace, FL 32571
File No.: 2406039R

WARRANTY DEED

THIS WARRANTY DEED, made the 17th day of June, 2024 by **Jeremiah F. Benton and Ashten M. Benton, husband and wife**, herein called the grantors, to **Chad Toner and Laura Toner, husband and wife** whose post office address is **6962 Sherman Street, Milton, FL 32570**, hereinafter called the Grantees:

(Wherever 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)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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 situate in SANTA ROSA County, State of Florida, viz.:

Lot 19, Block A, Charleston Oaks, according to the Plat thereof, recorded in Plat Book D, Page 67, of the Public Records of Santa Rosa County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

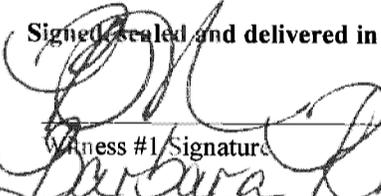
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 December 31, 2023.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature
Barbara Rigby
Witness #1 Printed Name
Address: 4359 5th Avenue, Pace, FL 32571

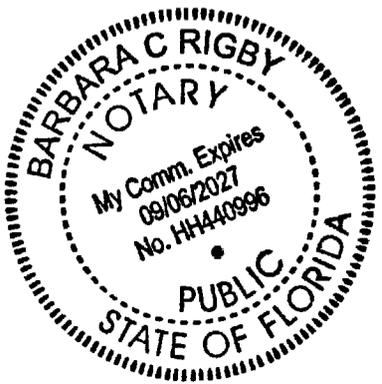

Jeremiah F. Benton

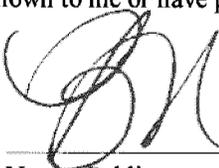

Ashten M. Benton


Witness #2 Signature
Johanna Freeman
Witness #2 Printed Name
Address: 4359 5th Avenue, Pace, FL 32571

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of June, 2024 by Jeremiah F. Benton and Ashten M. Benton who are personally known to me or have produced photo ID as identification.




Notary Public
Printed Notary Name