

Prepared By & Return to:
Penny Putman, as an employee of
Clear Title of Northwest Florida, LLC
4636 Summerdale Blvd.
Pace, FL 32571
File Number: PACE-24-25408
Parcel ID #: 15-2N-28-3525-00T00-0010

**WARRANTY DEED
(CORPORATE)**

This WARRANTY DEED, dated this 19 day of June, 2024, by Eastco Properties LLC, a North Carolina limited liability company, whose post office address is 3420 W. Zion Church Road, Shelby, North Carolina 28150, hereinafter called the Grantor, to Northwest Florida Community Land Trust, LLC, a Florida limited liability company, whose post office address is P.O. Box 13204, Pensacola, Florida 32591, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Santa Rosa County, Florida, viz:

Lot 1, Block T, in ROUNDUP VALLEY SUBDIVISION, as found recorded in Plat Book "B", Page 160 of the Public Records of Santa Rosa County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

1- Signature: *Ashley Botts*
Print Name: Ashley Botts
Address: 335 Mainway Rd
Laurdale NC 28090

2- Signature: *Nichole Bailey*
Print Name: Nichole Bailey
Address: 1829 E Marion St Apt 703
Shelby, NC 28150

Eastco Properties LLC

X *Crystal Bridges*
Crystal Bridges, its Member

UNOFFICIAL COPY

State of North Carolina

County of Cleveland

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 19th day of June, 2024, by: Crystal Bridges, as Member of Eastco Properties LLC.

Signature: Allison B Jenkins
• Notary Public Allison B Jenkins
My Commission Expires: • 4-16-28

Personally Known
OR
 Produced Identification
Type of Identification Produced _____

• seal

ALLISON B JENKINS
NOTARY PUBLIC
Cleveland County, North Carolina
My Commission Expires April 16, 2028

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ABUTTING ROADWAY MAINTENANCE DISCLOSURE

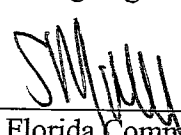
ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. **SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS.** Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a 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 an acknowledgement by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: Trailride North

LEGAL ADDRESS OF PROPERTY: Trailride North, Milton, Florida 32570

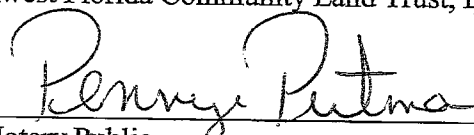
The County (X) Has Accepted, () Has NOT accepted the abutting roadway for () Dirt, (X) Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida.

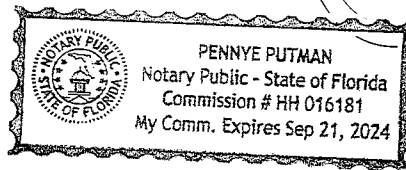

Northwest Florida Community Land Trust, LLC
by: Pensacola Habitat for Humanity, Inc., its Sole Member
by: Samuel Young, its Chief Executive Officer

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 21st day of June, 2024 by Samuel Young, Chief Executive Officer of Pensacola Habitat for Humanity, Inc., Sole Member of Northwest Florida Community Land Trust, LLC, a Florida limited liability company.


Notary Public

Personally Known To Me
OR
 Produced Identification
Type of Identification Produced _____



(continued on next page)

X Crystal Bridges
Eastco Properties LLC
by: Crystal Bridges, Member

State of North Carolina
County of Cleveland

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 19th day of June, 2024 by Crystal Bridges, Member of Eastco Properties LLC, a North Carolina limited liability company.

X Allison B Jenkins
Notary Public

Personally Known To Me

OR

Produced Identification

Type of Identification Produced _____

Seal

ALLISON B JENKINS
NOTARY PUBLIC
Cleveland County, North Carolina
My Commission Expires April 16, 2028

CRISTAL BRIDGES COPY