

Prepared By and Return To:

Foundation Title & Escrow Series, LLC
3501 N 12th Avenue
Pensacola, FL 32503

Order No.: PEN-2400291

Property Appraiser's Parcel I.D. (folio) Number:
13-2N-30-0000-00111-0000 and 13-2N-30-0000-00111-0000

WARRANTY DEED

THIS WARRANTY DEED dated August 16, 2024, by Richard Hobart Richards and Rosemary Victoria Richards, husband and wife, whose post office address is 4314 Galt City Rd, Milton, Florida 32583 (the "Grantor"), to Steven Allen Keller and Vonda Debora Harris, husband and wife, whose post office address is 2770 Wallace Lake Rd., Pace, Florida, 32571 (the "Grantee").

(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 Grantor, for and in consideration of the sum of Five Hundred Sixty Thousand And No/100 Dollars (\$560,000.00) 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 County of Santa Rosa, State of Florida, viz:

Commence at the northwest corner of Section 13, Township 2 North, Range 30 West, Santa Rosa County, Florida, thence South 01 degrees 52' 54" West along the West line of said Section 13 for a distance of 4956.85 feet; thence North 77 degrees 40' 48" East for a distance of 1628.19 feet; thence North 72 degrees 41' 57" East for a distance of 633.32 feet for the point of beginning. Thence continue North 72 degrees 41' 57" East for a distance of 124.50 feet; thence South 17 degrees 18' 03" East for a distance of 350.00 feet to the northerly right-of-way line of Wallace Lake Road (60' R/W); thence South 72 degrees 41' 57" West along said northerly right-of-way line for a distance of 124.50 feet; thence North 17 degrees 18' 03" West for a distance of 350.00 feet to the point of beginning. All lying and being in Section 13, Township 2 North, Range 30 West, Santa Rosa County, Florida.

Subject to easements, restrictions, reservations and limitations of record, 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 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: 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 presence of:

Witness Signature

Printed Name of First Witness

Address of First Witness

Witness Signature

Glenda Childress

Printed Name of Second Witness

3501 N 12th Avenue, Pensacola, FL 32503

Address of Second Witness

Richard Hobart Richards

Rosemary Victoria Richards

Grantor Address:

4314 Galt City Rd
Milton, FL 32583

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 16th day of August, 2024, by Richard Hobart Richards and Rosemary Victoria Richards, who is personally known to me or who has produced _____ as identification.

Notary Public

Printed Name:

My Commission Expires:

[NOTARY SEAL]



Certificate of Authenticity

I, Amanda Maynor, do hereby make oath that I am a
licensed attorney and/or the custodian of the original version of the electronic document
tendered for registration herewith and that this electronic document is a true and exact
copy of the original document executed and authenticated according to law on

August 16, 2024

Date

Amanda Maynor
Affiant Signature

August 19, 2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19 day of August, 2024.

Stacy R. Jacobs
Notary Signature

My Commission Expires: 3/9/2027

