

Prepared By and Return To:
Tradewinds Title Company, LLC
24 W. Chase Street, Suite 200
Pensacola, FL 32502

Order No.: 20240268T

Property Appraiser's Parcel I.D. (folio) No.:
28-2N-28-0000-01211-0000

STATUTORY WARRANTY DEED
(§ 689.02, F.S.)

THIS INDENTURE, made this August 23, 2024, between **GEORGE REED and CINNAMON REED, Husband and Wife**, whose post office address is 923 N. Barcelona St, Pensacola, FL 32501 ("**Grantor**") and **MICHAEL BOONE and SIMONE WOOD, Husband and Wife**, whose post office address is 6451 Appaloosa Avenue, Milton, FL 32570 ("**Grantee**").

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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **SANTA ROSA** County, Florida, to wit:

Commence at the Northwest corner of Sky Line Heights, a subdivision of a portion of the North Half of the Northeast Quarter of Section 28, Township 2 North, Range 28 West, Santa Rosa County, Florida, according to a Plat Recorded in Plat Book A, Page 92, of the Public Records of said county, being also the Northwest corner of the Re-subdivision of Sky Line Heights, a subdivision of a portion of the North Half of the Northeast Quarter of Section 28, Township 2 North, Range 28 West, Santa Rosa County, Florida, according to a Plat Recorded in Plat Book B, Page 38, of the Public Records of said county, said point also lying on the Easterly right of way line of Florida State Road No. 89 (Also Known As Dogwood Drive and By-Pass Road, 100 foot right of way) thence run North 00 degrees 05 minutes 00 seconds West along said Easterly right of way line a distance of 210.00 feet to an intersection with the Southerly right of way line of Appaloosa Street (50 foot right of way); thence run South 89 degrees 57 minutes 00 seconds East along said Southerly right of way line a distance of 839.63 feet to the Point of Beginning; thence continue South 89 degrees 57 minutes 00 seconds East along said Southerly right of way line a distance of 70.00 feet; thence depart said Southerly right of way line South 02 degrees 00 minutes 48 seconds East a distance of 206.37 feet to an intersection with the North line of said Sky Line Heights, being also the North line of said Re-subdivision of Sky Line Heights; thence run South 89 degrees 48 minutes 53 seconds West along said North line a distance of 70.00 feet; thence run North 02 degrees 00 minutes 39 seconds West a distance of 206.66 feet to the Point of Beginning. Being Lot 10, of an Unrecorded Subdivision.

Parcel Number: 28-2N-28-0000-01211-0000
For informational purposes only:
Commonly known as 6451 Appaloosa Avenue, Milton, FL 32570

Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[SIGNATURES FOLLOW ON NEXT PAGE]

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Lisa Novatka
Printed Name of First Witness

24 W. Chase Street, Suite 200, Pensacola, FL 32502

Address of First Witness

[Signature]
George Reed

[Signature]
Cinnamon Reed

[Signature]
Witness Signature

Melissa Eckert
Printed Name of Second Witness

24 W. Chase Street, Suite 200, Pensacola, FL 32502

Address of Second Witness

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 23rd day of August, 2024, by George Reed and Cinnamon Reed, who are personally known to me or who have produced (type of identification) as identification.

[Signature]
Notary Public

Printed Name: _____

Commission # _____

My Commission Expires: _____



LISA MARIE NOVATKA
Commission # HH 474212
Expires January 4, 2028

COPY

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to SANTA ROSA County Code of Ordinances, Sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by SANTA ROSA County, and if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that SANTA ROSA County does not accept roads for maintenance that have not been built or improved to meet county standards. SANTA ROSA County Code of Ordinance 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 an acknowledgement by the County of the veracity of any disclosure statements.

Name of Roadway: Appaloosa Avenue

Legal Address of Property: 6451 Appaloosa Avenue, Milton, FL 32570

The County has accepted has not accepted the abutting road way for maintenance Private Drive

This form complete by: Tradewinds Title Company, LLC
24 W. Chase Street, Suite 200, Pensacola, FL 32502

SELLER:

George Reed

George Reed

Cinnamon Reed

Cinnamon Reed

BUYER:

Michael Boone

Michael Boone

Simone Wood

Simone Wood