

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Teri D Hansell
Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
File No.: 2405763P

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 19th day of September, 2024 by M. L. Goel, Trustee of the M. L. Goel Revocable Living Trust dated June 1993, whose post office address is 427 Mayberry Street, Cantonment, FL 32533 herein called the grantor, to Kim Salbato, a married woman whose post office address is 10131 rifle Street, Commerce City, CO 80022, hereinafter called 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 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.:

Commencing at the intersection of the North line of Section 35, Township 2 North, Range 28 West Santa Rosa County, Florida, and the Westerly right of way line of County Road No. 191 (Also Known As Munson Highway, 100 foot right of way); thence South 19 degrees 40 minutes 51 seconds West along said right of way line a distance of 48.44 feet to the Point of Curvature of a curve to the right with a radius of 1382.40 feet, a chord bearing of South 37 degrees 03 minutes 10 seconds West, and a chord length of 825.50 feet; thence go along said curve an arc length of 838.28 feet to the Point of Beginning; thence continuing along said curved right of way line with a radius of 1382.40 feet, a chord bearing of South 56 degrees 39 minutes 56 seconds West, and a chord length of 108.10 feet an arc length of 108.13 feet; thence departing said right of way line North 30 degrees 49 minutes 59 seconds West a distance of 478.69 feet; thence North 68 degrees 11 minutes 32 seconds East a distance of 109.35 feet; thence South 30 degrees 49 minutes 59 seconds East a distance of 456.81 feet to the Point of Beginning, and is subject to a 30 foot wide ingress & egress easement on the Southerly 30 feet of the described parcel.

Subject to a 30-foot-wide easement along the South boundary for a shared driveway to and from Munson Highway, as depicted in the survey attached to the Corrective Warranty Deed recorded in Official Records Book 4446, Page 2020, of the Public Records of Santa Rosa County, Florida.

Attached Exhibit "" A ""

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

Property described hereinto is not the consitutional homestead of said Grantor.

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, and hereby 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 December 31, 2023.

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

Signed, sealed and delivered in the presence of:

[Handwritten Signature]

Witness #1 Signature

[Handwritten Signature]

M. L. Goel, Trustee of the M. L. Goel Revocable Living Trust dated June 1993

T. D. HANSELL

Witness #1 Printed Name

Address: 2600 N. 13th AVE PENSACOLA FL 32503

[Handwritten Signature]

Witness #2 Signature

JULIE CARRIER

Witness #2 Printed Name

Address: 2600 N 13th AVE PENSACOLA FL 32503

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of September, 2024 by . L. Goel, Trustee of the M. L. Goel Revocable Living Trust dated June 1993 who is personally known to me or has produced DRIVER LICENSE as identification.

SEAL

TERI D. HANSELL
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION No. HH154876
EXPIRES JULY 31, 2025

[Handwritten Signature]

Notary Public

Printed Notary Name

My Commission Expires:

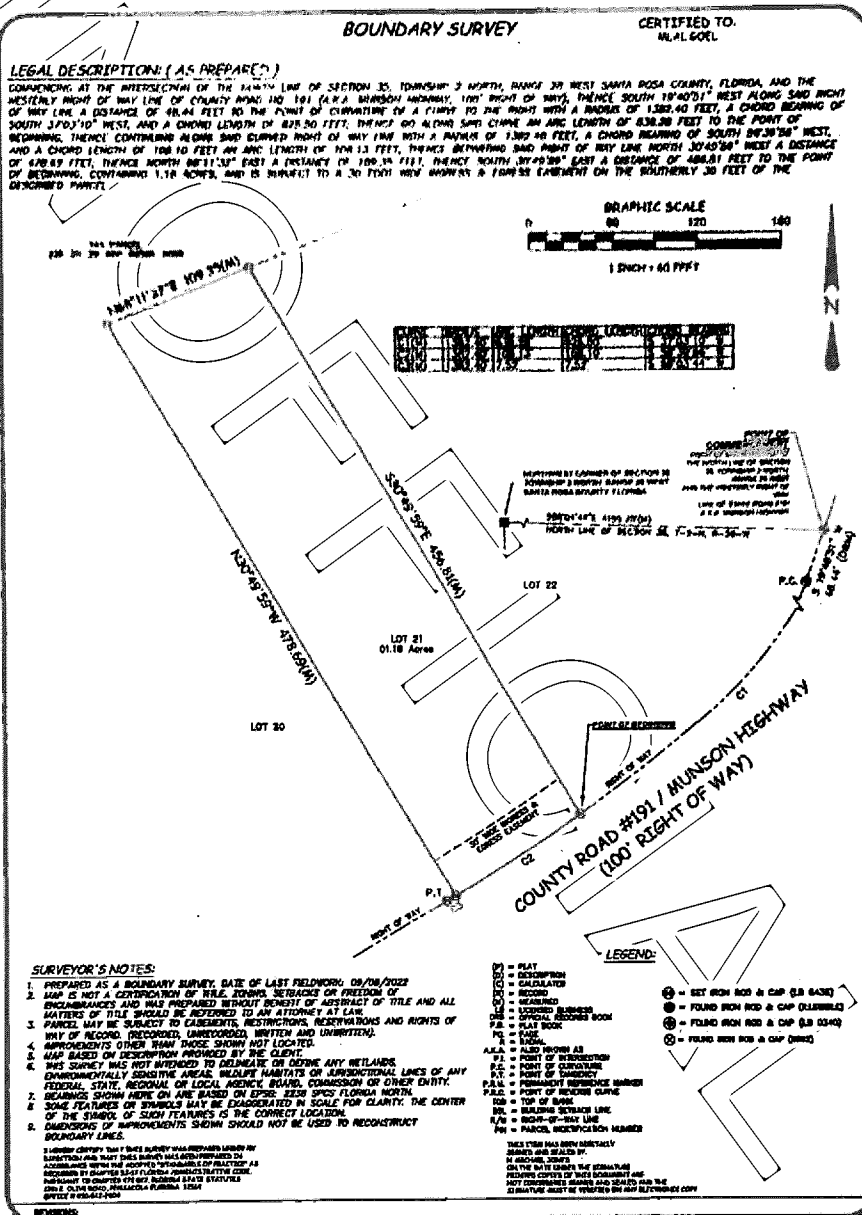
COPIES

dotloop signature verification: dtp.us/NVFq-3c6s-UFmx

10/19/23; 2:52 PM

20231019_114538.jpg

EXHIBIT "A"



PROJECT NO. 23-011
 SCALE: 1" = 60'
 DRAWN BY: EWT
 CHECKED BY: MGT
 DATE DRAWN: 09/20/2022
 FIELD BOOK PAGE: FILE



THIS MAP WAS PREPARED BY THE SURVEYOR, MICHAEL J. JONES, P.E., AND IS NOT TO BE USED AS A SUBSTITUTE FOR A PROFESSIONAL SURVEYOR'S SERVICES.
 M. Michael Jones
 11044/2022
 DATE: 10/19/2022

Note: County does not allow individual driveways on Munson Hwy. Driveways must be shared among different lot owners. The 30' Ingress and egress on the southern portion of the said lot above will provide access to the various other lots. Seller or his agent reserve the right to clear the 30' easement as access to the neighboring lots, as needed. The said easement may not be blocked or fenced and should allow vehicular traffic to neighboring lots.

KS
 08/20/24
 3:28 PM MST
 dotloop verified