

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-24-26338  
Parcel ID #: 04-1N-26-0000-00311-0000

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated this 13th day of December, 2024, by **James E. McLean, a married man** whose post office address is 5720 Verna Way, Milton, Florida 32570, hereinafter called the Grantor, to **Brandi Barton, a single woman**, whose post office address is 3515 Ernie Newton Drive, Milton, Florida 32583, 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:

A parcel of land in Government Lot 2, Section 4, Township 1 North, Range 26 West of the Tallahassee meridian, described as follows: Commence at the Northeast corner of said Government Lot 2, Section 4, Township 1 North, Range 26 West, and run West along the North boundary line of said Government Lot 2 a distance of 418 feet; thence continue West 100 feet; thence South parallel to the East boundary line of said Government Lot 2 a distance of 725 feet and corner; thence run West 325 feet to the point of beginning; thence continue West parallel to the North boundary line of said Government Lot 2 a distance of 75 feet; thence run North a distance of 80 feet; thence run East a distance of 75 feet; thence run South a distance of 80 feet to the point of beginning.

AND

A parcel of land in Government Lot 2, Section 4, Township 1 North, Range 26 West of the Tallahassee meridian, described as follows: Commence at the Northeast corner of said Government Lot 2, Section 4, Township 1 North, Range 26 West, and run West along the North boundary line of said Government Lot 2 a distance of 418 feet to the Northwest corner of the property conveyed by James William Parker, and Lena Bell Davis Parker, husband and wife, to James R. Regan on May 10, 1956, as recorded in Book 125, page 423, records of Santa Rosa County, Florida; thence continue West for distance of 100 feet, thence South parallel to the East boundary line of said Government Lot 2 a distance of 725 feet and corner; thence run West 400 feet to the point of beginning; thence continue West parallel to the North boundary line of said Government Lot 2 for a distance of 80 feet; thence run North parallel to East boundary line of said Government Lot 2 for distance of 80 feet; thence run East parallel to the North boundary line of said Government Lot 2 for a distance of 80 feet; thence run South parallel to the said East boundary line of said Government Lot 2 for a distance of 80 feet to the point of beginning.

Said lands situate, lying and being in Santa Rosa County, Florida.

The Grantor herein covenants that the above described property is not his constitutional homestead as defined by the Florida Constitution.

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:

Signature: *Pennye Putman*  
Print Name: / Pennye Putman  
Address: 4636 Summerdale Blvd  
Pace, FL 32571

*James E. McLean*  
James E. McLean

Signature: *Amy Sobleskie*  
Print Name: / Amy Sobleskie  
Address: 4636 Summerdale Blvd  
Pace, FL 32571

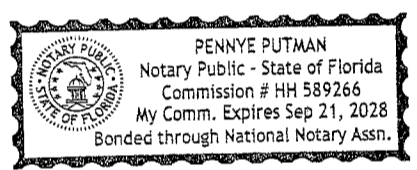
State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 13th day of December, 2024, by: James E. McLean, a married man.

Signature: *Pennye Putman*  
Notary Public  
My Commission Expires:

Personally Known  
OR  
 Produced Identification  
Type of Identification Produced

drivers license



DUPLICATE COPY

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 me 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: Ernie Newton Drive

LEGAL ADDRESS OF PROPERTY: Ernie Newton Drive, Milton, Florida 32583

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.

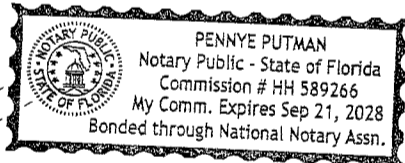
Brandi Barton  
Brandi Barton

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [ X ] physical presence or [ ] online notarization, this 13th day of December, 2024 by Brandi Barton, a single woman.

Penny Putman  
Notary Public

\_\_\_ Personally Known To Me  
OR  
X Produced Identification  
Type of Identification Produced drivers license



James E. McLean  
James E. McLean

State of Florida  
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of [ X-] physical presence or [ ] online notarization, this 13th day of December, 2024 by James E. McLean, a married man.

Penny Putman  
Notary Public

\_\_\_ Personally Known To Me  
OR  
X Produced Identification  
Type of Identification Produced drivers license

