

This Instrument Prepared by:

Bradley Title, LLC
1813 John Sims Pkwy, Ste A
Niceville, FL 32578

as a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

30-2S-28-3230-00100-0800

File No: **7906**

WARRANTY DEED

This Warranty Deed Made the **6th day of January, 2025**, by **850 Dreamin, LLC**, a Florida limited liability company, having its place of business at **31 Bayshore Drive, Shalimar, Florida 32579**, hereinafter called the grantor,

to **Ernest O. Read**, an unmarried man, whose post office address is: **161 Southern Pines Rd, Santa Rosa Beach, Florida 32459**, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of **Six Hundred Sixty Five Thousand dollars & no cents (\$665,000.00)** 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, Florida**, to wit:

Lot 80, Block 1, POLYNESIAN ISLANDS, according to Plat recorded in Plat Book B, Page 140, of the Public Records of Santa Rosa County, Florida.

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 **2024**, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of LIMITED LIABILITY COMPANY)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNATURES ON FOLLOWING PAGES

UNWITNESSED

SIGNATURE PAGE OF DEED

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES

Witness 1 Sign: *Angle Harder* *Brian C. Schultz*
 Witness 1 Print: **Angle Harder** **850 Dreamin, LLC**
 Witness 1 Address: **1813 John Sims Pkwy** **By: Brian C. Schultz, Managing Member**
Niceville, FL 32578

Witness 2 Sign: *Jared Bradley* *Louann Schultz*
 Witness 2 Print: **Jared Bradley** **850 Dreamin, LLC**
 Witness 2 Address: **1813 John Sims Pkwy** **By: Louann Schultz, Managing Member**
Niceville, FL 32578

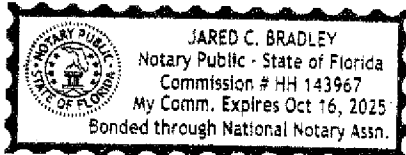
STATE OF Florida

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 6th day of January, 2025, by By Brian C. Schultz and Louann Schultz, Managing Members of 850 Dreamin, LLC, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

(SEAL)



Jared Bradley
 Notary Public Signature
 Printed Name:

OPRY

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road 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 2000-09 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 acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY HAS ACCEPTED HAS NOT ACCEPTED

LEGAL ADDRESS OF PROPERTY: 1618 LAHAINA CT.

PARCEL ID NUMBER: 30-2S-28-3230-00100-0800

FOR DIRT ROAD MAINTENANCE PAVED ROAD MAINTENANCE

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida, on this the 24 day of October, 2024.

Mike Mulford

Mike Mulford Road & Bridge
Superintendent

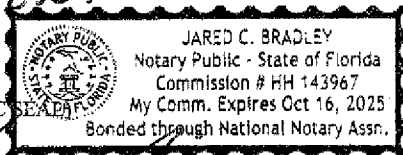
SELLER:

[Signature]

Name: Kieran C. Schulte, Manager

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 6th day of January, 2025 by Kieran C. Schulte, who is personally known to me or who has produced drivers license as identification and who did not take an oath.

Manager of
850 DREAM, LLC



NOTARY PUBLIC

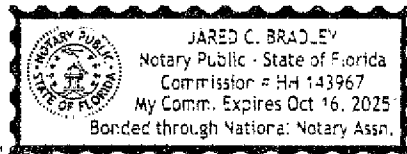
My Commission Expires: _____

Commission No: _____

BUYER:

[Signature]
Name: Ernst O. Reed

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this the 6th day of January, 2025 by Ernst O. Reed, who is personally known to me or who has produced drivers license as identification and who did not take an oath.



NOTARY PUBLIC

My Commission Expires: _____

Commission No: _____