

Prepared By and Return To:
Tradewinds Title Company, LLC
4400 Bayou Blvd., Suite 31A
Pensacola, FL 32503
Order No.: 20240339T

Property Appraiser's Parcel I.D. (folio) No.:
10-1N-29-5206-00B00-0360 and 10-1N-29-5206-00B00-0360

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

THIS INDENTURE, made this 23rd day of January, 2025 between **BIG BAYOU DEVELOPERS LLC**, a Florida limited liability company, whose post office address is 11 Star Lake Drive, Pensacola FL, 32507 ("Grantor") and **ANC INVESTMENTS, LLC**, a Florida limited liability company, whose post office address is 940 Bucyrus Ln, Cantonment, FL 32533 ("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:

Parcel 1:

Lot 1, Block F, of Southern Palms, according to the Plat thereof, recorded in Plat Book 14, Page(s) 10, 11, and 12, of the Public Records of Santa Rosa County, Florida.

Parcel ID: 10-1N-29-5206-00F00-0010

For Informational Purposes Only

Commonly Known As: 4621 Queen Palm Ct, Milton FL 32571

AND

Parcel 2:

Lot 36, Block B, of Southern Palms, according to the Plat thereof, recorded in Plat Book 14, Page(s) 10, 11, and 12, of the Public Records of Santa Rosa County, Florida.

Parcel ID: 10-1N-29-5206-00B00-0360

For Informational Purposes Only

Commonly Known As: 4633 Sago Palm Circle, Milton, FL 32571

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]

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: Queen Palm Ct and Sago Palm Circle

Legal Address of Property: 4621 Queen Palm Ct and 4633 Sago Palm Cir, Milton, FL 32571

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

This form complete by: Tradewinds Title Company, LLC
4400 Bayou Blvd., Suite 31A, Pensacola, FL 32503

SELLER:

Big Bayou Developers LLC

BY: *Kevin Dunnam*
Kevin Dunnam, Manager

BUYER:

ANC INVESTMENTS, LLC

John Alumbaugh
By: John Alumbaugh, Manager

Stephen Newsome
By: Stephen Newsome, Manager

Ryan Carlson
By: Ryan Carlson, Manager