File # 202512933 OR BK 4598 Pages 1721 RECORDED 03/26/25 at 03:25 PM Jason D English Esq, Clerk Santa Rosa County, Florida DEPUTY CLERK ROB Trans #1505789 Doc D $0.70

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Prepared by: Adam H. Thayer, Esq., Member Florida Bar, Sayer Regan & Thayer, LLP, 130 Bellevue Avenue, Newport, RI 02840, (401) 849-3040 x242.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

File No: 2002773148

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Exempt: Section 201.02(7)(a): conveyance of marital residence pursuant to judgment of divorce

Parcel Number: 31-2N-29-5274-00C00-0050

QUITCLAIM DEED

This Quitclaim Deed, executed this 25 day of Feb, 2025, by **MICHAEL C. MILLER**, unmarried, whose post office address is 3221 COLLEGE CT. APT F, GULF BREEZE, FL 32563 and **MEGAN MILLER A/K/A MEGAN E. MILLER,** unmarried, whose post office address is 5652 SANDSTONE DRIVE, PACE, FL 32571 ("Grantor"), a formerly married couple who are now divorced pursuant to the Final Judgment of Dissolution of Marriage filed in the First Judicial Circuit Court, Santa Rosa County, Florida, Case No 2024 DR 002012, to **MEGAN E. MILLER,** unmarried, ("Grantee"), whose post office address is 5652 SANDSTONE DRIVE, PACE, FL 32571.

Witnesseth, that the said Grantor, for the sum of $10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the said Grantee forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Santa Rosa County, Florida:

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LOT 5, BLOCK C, STONEBROOK VILLAGE, PHASE II, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK E, PAGE 35, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 10 FEET OF SAID LOT 5, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5, BLOCK C, STONEBROOK VILLAGE, PHASE II, A SUBDIVISION, A PORTION OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK E, PAGE 35, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE GO SOUTH 08 DEGREES 00'11"WEST, A DISTANCE OF 10 FEET; THENCE GO NORTH 89 DEGREES 59'49"WEST, A DISTANCE OF 154.32 FEET TO THE CURVED WESTERLY RIGHT OF WAY LINE OF SANDSTONE DRIVE (60 FOOT RIGHT OF WAY, PRIVATE ROAD); THENCE GO NORTHWESTERLY ALONG SAID CURVED WESTERLY RIGHT OF WAY LINE AN ARC BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3124.91 FEET, AN ARC DISTANCE OF 10 FEET (DELTA = 00A DEGREES 11'00", CHORD BEARING =NORTH 00 DEGREES 41'53"WEST, CHORD DISTANCE =10 FEET) TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK C, STONEBROOK VILLAGE, PHASE II, PLAT BOOK E PAGE 35, OF THE PUBLIC RECORDS OF SAID COUNTY, THENCE GO SOUTH 89 DEGREES 59'49"EAST, A DISTANCE OF 154.42 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 5, BLOCK C, AND THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 31, TOWNSHIP 2 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA.

Parcel Number: 31-2N-29-5274-00C00-0050

Property Address is: 5652 SANDSTONE DRIVE, PACE, FL 32571

Prior deed recorded at **Official Records Book 3840 Page 936, Instrument 201925648**

Except that certain mortgage (or Deed of Trust) recorded in Book 3969 at Page 788 in the records of the Office of the Clerk and Recorder of the County of Santa Rosa, State of Florida and which evidences the indebtedness which Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay. And for the same consideration Grantees hereby assume the obligations of the Veteran-maker(s), under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to Department of Veterans Affairs is under the authority of Chapter 37, Title 38, of the United States Code, and supersedes any state or local law barring or limiting deficiencies following foreclosure of real property.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

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Executed by the undersigned on FEB 25, 2025

MICHAEL C. MILLER

Post Office Address: 3221 COLLEGE CT. APT F, GULF BREEZE, FL 32563

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness Signature: Raine Coleman Printed Name: Raine Coleman	Post Office Address: 6128 Sperry Rd #D1 Theodore, AL 36582
Witness Signature: Shamyra Wright Printed Name: Shamyra Wright	Post Office Address: 910 Nelle St Mobile, AL 36605

STATE OF Alabama
COUNTY OF Mobile

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25 day of FEB, 2025, by **MICHAEL C. MILLER.**

Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced: Driver License

RAINE COLEMAN NOTARY PUBLIC ALABAMA STATE AT LARGE

(Signature of Notary Public)

Raine Coleman
(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 2/27/29
Affix Notary SEAL
Online Notary: ☐ (Check Box if acknowledgment done by Online Notarization)

UNOFFICIAL COPY

Executed by the undersigned on February 25, 20 25

Megan Miller

MEGAN MILLER A/K/A MEGAN E. MILLER

Post Office Address: 5652 SANDSTONE DRIVE, PACE, FL 32571

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness Signature: EDOrtiz Printed Name: ERICA D. ORTIZ	Post Office Address: 5656 Sandstone Dr Pace, FL 32571
Witness Signature: Kerri Mills Printed Name: KERRI MILLS	Post Office Address: 7853 Coronet Pensacola FL 32514

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25th day of February, 20 25, by **MEGAN E. MILLER**.
Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced: FL driver License

Kerri Mills
(Signature of Notary Public)

KERRI MILLS
(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 10/9/27

Affix Notary SEAL

Online Notary: ☐ (Check Box if acknowledgment done by Online Notarization)

NOTARY PUBLIC
KERRI MILLS
State of Florida
Commission: HH 409007
Expires: 10/09/2027