

Prepared By and Return To:
Foundation Title & Escrow Series, LLC
3501/N 12th Avenue
Pensacola, FL 32503

Order No.: PEN-2500097

Property Appraiser's Parcel I.D. (folio) Number:
35-1N-29-0346-00A00-0360 and

WARRANTY DEED

THIS WARRANTY DEED dated this the 26th day of March, 2025, by Stuart Nixon, a married man, whose post office address is 18255 Frenchtown Acres Dr, Greenwell Springs, LA 70739 (the "Grantor"), to David Saunders, a single man, whose post office address is 1800 East Gadsden St, Pensacola, FL 32501 (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 Thirty-Five Thousand And No/100 Dollars (\$35,000.00) 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 County of Santa Rosa, State of Florida, viz:

Lot 36, Block A, THE BERNATH PLACE, a planned unit development of a portion of Section 35, Township 1 North, Range 29 West, Santa Rosa County, Florida, according to the plat thereof, recorded in Plat Book F, Page 10, of the Public Records of said County.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida

Subject to easements, restrictions, reservations and limitations of record, 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 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: December 31, 2024.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Eric Youngblood
Printed Name of First Witness

18255 Frenchtown Acres Drive
Address of First Witness

[Signature]
Stuart Nixon

Grantor Address:
18255 Frenchtown Acres Dr
Greenwell Springs, LA 70739

CENTRAL LA 70739

[Signature]
Witness Signature

JENNIFER J. MILLER
Printed Name of Second Witness

PO BOX 2470 DENHAM SPRINGS LA 70726
Address of Second Witness

STATE OF LOUISIANA

COUNTY OF LA BATON ROUGE

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 26 day of March, 2025, by Stuart Nixon, who is personally known to me or who has produced DRIVER'S LICENSE as identification.

[Signature]
Notary Public JENNIFER J. MILLER #88349
Printed Name:
My Commission Expires: AT DEATH

[NOTARY SEAL]



Jennifer J. Miller
Louisiana Notary Public #88349
Parish of Livingston
Statewide Jurisdiction
My Commission is for Life

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