

PREPARED BY AND RETURN TO:  
Wes Fontaine  
Attorneys Closing & Title  
301 S. Ferdon Blvd Suite D  
Crestview, FL 32536  
Parcel ID No: 21-2S-26-2740-01100-0081  
Our File: 25049

GENERAL WARRANTY DEED

Made this ~~7th~~ day of April, 2025 by Patrick J. Murphy and Hailie M. McLaughlin, n/k/a Hailie M. Murphy, Husband and Wife, whose post office address is: 1868 Esplanade St., Navarre, FL 32566, hereafter called the grantor, to: Sevilla 2 LLC, a Illinois Limited Liability Company, whose post office address is: 1215 Woodview Drive, Prospect Heights, IL 60070, hereafter called the grantee.

(Whenever used herein the term "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 TEN Dollars (\$10.00), and other variable considerations, 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:

**See Exhibit "A" Attached Hereto**

**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 **12/31/2024**.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

[Signature Page(s) to Follow]

*Patrick J. Murphy*

Name: **Patrick J. Murphy**, individually

**WITNESSES:**

*Michele Sciortino*

Name: Michele Sciortino  
Address: 10 Fairway Drive, Suite 130V  
Deerfield Beach, FL 33441

*Darrall D. Lucas*

Name: Darrall D Lucas  
Address: 2177 SE Destin Drive  
Port Saint Lucie, FL 34952

STATE OF Florida  
COUNTY OF Martin

The Foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, **7th day of April, 2025**, by **Patrick J. Murphy** who [ ] is personally known or [X] who produced FLDL as identification.

*Darrall D. Lucas*

NOTARY PUBLIC

STATE OF Florida  
COUNTY OF Martin

The Foregoing instrument was acknowledged before me by means of [ ] physical presence or [X] online notarization, **7th day of April, 2025**, by **Hailie M. Murphy** who [ ] is personally known or [X] who produced FLDL as identification.

*Darrall D. Lucas*

NOTARY PUBLIC

*Hailie M. Murphy*

Name: **Hailie M. Murphy**, individually

**WITNESSES:**

*Michele Sciortino*

Name: Michele Sciortino  
Address: 10 Fairway Drive, Suite 130V  
Deerfield Beach, FL 33441

*Darrall D. Lucas*

Name: Darrall D Lucas  
Address: 2177 SE Destin Drive  
Port Saint Lucie, FL 34952

Notarized online using audio-video communication

Darrall D Lucas  
Electronic Notary Public  
State of Florida  
Commission #: HH376612  
Commission Expires: 03/20/2027

Notarized online using audio-video communication

Darrall D Lucas  
Electronic Notary Public  
State of Florida  
Commission #: HH376612  
Commission Expires: 03/20/2027

*Hailie M. Murphy*

**Exhibit "A"**

**Legal Description**

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 11, OF FIRST ADDITION TO NAVARRE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 169, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 26 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 11, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ESPLANADE STREET (60 FOOT RIGHT-OF-WAY) FOR A DISTANCE OF 700.00 FEET TO THE NORTHWEST CORNER OF LOT 8, IN BLOCK 11, OF SAID SUBDIVISION; THENCE CONTINUE SOUTH 00 DEGREES 26 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 8 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ESPLANADE STREET, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH 89 DEGREES 33 MINUTES 28 SECONDS EAST, FOR A DISTANCE OF 200.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE PROCEED SOUTH 00 DEGREES 26 MINUTES 32 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 8, FOR A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE PROCEED SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, FOR A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE PROCEED NORTH 00 DEGREES 26 MINUTES 32 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 8 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ESPLANADE STREET, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF LOT 8, IN BLOCK 11, OF SAID FIRST ADDITION TO NAVARRE, LYING IN SECTION 20, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA.