

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Peter R. Ray, Esq
Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
712 US Highway One, Suite 400
North Palm Beach, FL 33408

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$195,000.00. Florida Documentary Stamps in the amount of \$1365.00 have been paid hereon.

A Portion of Parcel Number:

- 17-3N-29-0000-00100-0000
- 20-3N-29-0000-00100-0000
- 21-3N-29-0000-00102-0000
- 16-3N-29-0000-00123-0000

Space Above This Line For Recording Data

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 15 day of April, 2025 by OLP RW FC Partners, LLC, a Florida Limited Liability Company, whose post office address is 4300 Legendary Drive, Suite 234, Destin, FL 32541 herein called the Grantor, to , to Matthew M. Collins Cuevas and Jessica M. Collins Cuevas, husband and wife, whose post office address is 2031 Teal Cir, Gulf Breeze, FL 32563, hereinafter called the Grantees::

(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 and partnerships)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in SANTA ROSA County, Florida, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO restrictions, reservations, covenants and easements of record, if any, to the extent that same are valid and enforceable, without reimposing same.

TO HAVE AND TO HOLD, the same in fee simple forever;

AND the Grantor hereby covenants with the 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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

cr

OLSON

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

Signed, sealed and delivered in the presence of:

N. R. H. April
Witness #1 Signature

OLP RW FC Partners, LLC, a Florida limited liability company

Nicolette Napoli
Witness #1 Printed Name

By: OLSON LAND PARTNERS, LLC, a Florida limited liability company, as Manager

4300 Legendary Dr. #234
Address of Witness #1 DESTIN, FL 32591

By: [Signature]
C. Richard Olson, Jr., as Manager

Morgan Beeson
Witness #2 Signature

Morgan Beeson
Witness #2 Printed Name

4300 Legendary DR. #234 Destin, FL
Address of Witness #2 32591

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23rd day of April, 2025 by C. Richard Olson, Jr., as Manager of OLSON LAND PARTNERS, LLC, a Florida limited liability company, as Manager of OLP RW FC Partners, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FLDL as identification.

SEAL



Angela Marie Schnelle
Notary Public

My Commission Expires: 3/12/2027

Angela Marie Schnelle
Printed Notary Name

Exhibit "A"

Legal Description for File No.: 51720041

LOT 91, BLOCK A, NATUREWALK AT POND CREEK PHASE 3A, A SUBDIVISION OF A PORTION OF SECTIONS 16, 17 AND 20, TOWNSHIP 3 NORTH, RANGE 29 WEST, SANTA ROSA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 15, PAGES 42-44 OF THE PUBLIC RECORDS OF SAID COUNTY.

UNOFFICIAL COPY

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