

Prepared By & Return to:  
Karen Way, as an employee of  
Clear Title of Northwest Florida, LLC  
2107 W. Nine Mile Road, Suite 3, Pensacola, Florida 32534  
File Number: PEN-25-26668  
Parcel ID #: 14-1S-28-0000-14400-0000

**WARRANTY DEED**

This WARRANTY DEED, dated this 28th day of April, 2025, by **Melba Jean Barley, an unmarried widow**, whose post office address is 3565 Barley Road, Pace, Florida 32571, hereinafter called the Grantor, to **Dewayne Chapman, unmarried and Rachel Trochimowicz, unmarried, as joint tenants with rights of survivorship**, whose post office address is 1899 Reserve Blvd, Apt. 8, Gulf Breeze, Florida, 32563, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 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 Santa Rosa County, Florida, viz:

Commencing at a concrete monument at the Northeast corner of Government Lot 3, Section 15, Township 1 South, Range 28 West, Santa Rosa County, Florida, thence S7°27'10"W along West line of Section 14, Township 1 South, Range 28 West, a distance of 585.55 feet to a concrete monument in the South right of way line of county road (cutoff road, 66 ft. right of way), thence Northeasterly along said South line being a curve to the right having a radius of 1491.87 feet, a chord bearing of N75°10'38"E a chord distance of 208.87 feet for an arc distance of 209.04 feet, thence N79°11'29"E along said South line 991.05 feet, thence S12° 50'57" 810.02 feet, thence S6°52'21"W 612.01 feet, thence S82°25'49"W 480 feet to point of beginning, thence continue S82°25'49"W 182.83 feet; thence S6° 52'21"W 306 feet, thence N82°25'49"E a distance of 182.83 feet, thence N6°52'21"E a distance of 306 feet to point of beginning, being Lot 19 of an unrecorded subdivision.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2025 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Handwritten Signature]  
Print Name: KAREN E WAY  
Address: 2107 W Nine Mile Road, Suite 3  
Pensacola FL 32534

Signature: [Handwritten Signature]  
Print Name: Christina Fredt  
Address: 2107 W Nine Mile Road, Suite 3  
Pensacola FL 32534

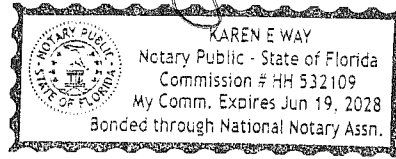
Melba Jean Barley by Alan Keith Barley  
attorney in fact  
Melba Jean Barley by Alan Keith Barley,  
attorney in fact

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of April, 2025, by: Melba Jean Barley, who produced a valid driver's license as identification.

Signature: \_\_\_\_\_

Notary Public



UNOFFICIAL COPY

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

**ABUTTING ROADWAY MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to me made a 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 statement.

NAME OF ROADWAY: Allegro Street

LEGAL ADDRESS OF PROPERTY: Allegro Street, Milton, Florida 32583

The County (  ) Has Accepted, (  ) Has NOT accepted the abutting roadway for (  ) Dirt, (  ) Paved Maintenance.

The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida.

Dewayne Chapman

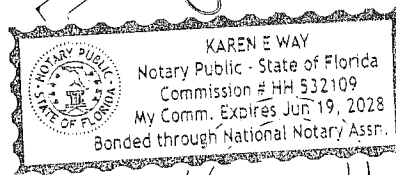
Rachel Trochimowicz

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of April, 2025 by Dewayne Chapman Rachel Trochimowicz.

Produced Identification  
Type of Identification Produced FLDL

Notary Public



*Melba Jean Barley  
by Alan Keith Barley attorney in fact*

Melba Jean Barley by Alan Keith Barley,  
attorney in fact

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28th day of April, 2025 by Alan Keith Barley, attorney in fact for Melba Jean Barley.

Produced Identification  
Type of Identification Produced FLDL

Notary Public

