

Prepared by and return to:

Emerald Coast Title, Inc. - Gulf Breeze Branch

83 Baybridge

Gulf Breeze, FL 32561

850-972-1100

File Number: **2025-8065**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **4th** day of **June, 2025** between **James M. Spruill and Stephanie L. Spruill, husband and wife** whose post office address is **812 Pleasant Street, Odessa, MO 64076**, grantor, and **Paul L. Brown and Danielle E. Brown, husband and wife** whose post office address is **1551 Cypress Bend Trail, Gulf Breeze, FL 32563**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Santa Rosa County, Florida** to-wit:

Lot 15, Block F, Woodlawn Heights, according to the Plat thereof, recorded in Plat Book H, Page(s) 6, of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 25-2S-28-5980-00F00-0150

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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Deedra L. Lamy
Witness Address: 83 Baybridge, Gulf Breeze, FL 32561

James M. Spruill
James M. Spruill

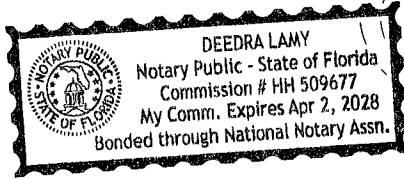
Witness Name: Tammy Diverspike
Witness Address: 226 W. Garden St.
Suite 125 Pensacola, FL 32502

Stephanie L. Spruill
Stephanie L. Spruill

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of June, 2025 by James M. Spruill and Stephanie L. Spruill, who are personally known or have produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy
Notary Public

Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2028

COPIED

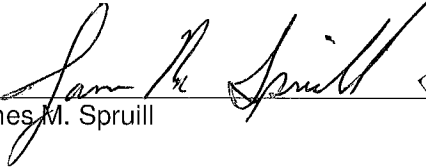
Abutting Roadway Maintenance

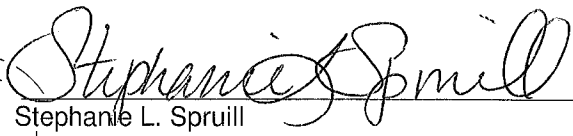
STATE OF FLORIDA
COUNTY OF SANTA ROSA

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 be made 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: 1551 Cypress Bend Trail, Gulf Breeze, FL 32563

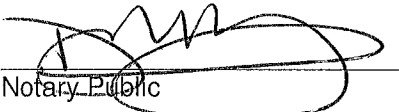
THE COUNTY (X) HAS ACCEPTED () HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR () DIRT (X) PAVED MAINTENANCE.

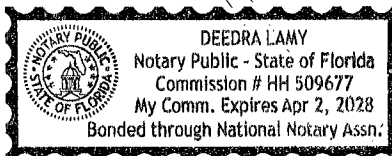

James M. Spruill


Stephanie L. Spruill

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of physical presence this 2nd day of June, 2025 by James M. Spruill and Stephanie L. Spruill, husband and wife who is/are personally known to me or have produced a driver's license as identification.


Notary Public



COPY