

SUNBELT
TITLE AGENCY

Prepared by and Return to:

Sarah Elizabeth Seegren
Sunbelt Title Agency
500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1790225-03644

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This Warranty Deed

Made this 13th day of June, 2025 by Anthony Budzichowski and Nancy Renee Budzichowski, Husband And Wife, hereinafter called the Grantor, to Chandler S. Sedlacek and Briannah N. Sedlacek, Husband And Wife, whose post office address is: 5399 Locklin Ave, Milton, FL 32570, hereinafter 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 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:

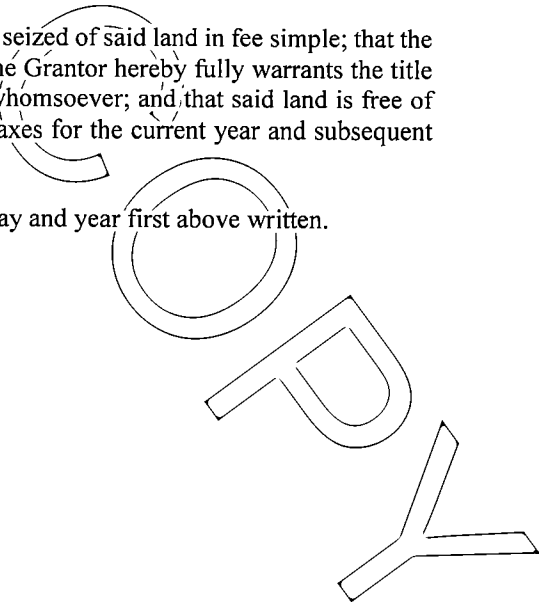
Lot 1, Block 1, LAKEWOOD MANOR NO. 2, according to the Plat thereof, recorded in Plat Book B, Page 16, of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 041N282230001000010

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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



Signed, sealed and delivered in our presence:

[Signature]
Witness: (Signature)
Printed Name Erin R Vaughan
1510 Airport Blvd #4
Address
PENSACOLA, FL 32504
City, State, Zip

[Signature]
Anthony Budzichowski
3655 Applewood Drive
Milton, FL 32583
[Signature]
Nancy Renee Budzichowski
3655 Applewood Drive
Milton, FL 32583

[Signature]
Witness: (Signature)
Printed Name Sarah Seegren
5513 Woodburne Rd
Address
Pace, FL 32571
City, State, Zip

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of June, 2025, by Anthony Budzichowski, and Nancy Renee Budzichowski,, who: is personally known to me or produced Valid ID as identification.

[Signature]
NOTARY PUBLIC (signature)
Print Name: Sarah Elizabeth Seegren
My Commission Expires:
Stamp/Seal:

