

Prepared by and return to:  
Kerry Anne Schultz  
Pure Title, LLC  
2777 Gulf Breeze Parkway  
Gulf Breeze, FL 32563  
(850) 696-1331  
File Number: PT-25-00358.RC

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed made this 10th day of July, 2025 between Howard O. Grimes, III and Brenda Joyce Grimes, Husband and Wife whose post office address is 816 Sutton St., Lady Lake, FL 32159, grantor, and A & S Legacy Group, L.L.C., a Florida Limited Liability Company whose post office address is 817 Horsemens Path, Cantonment, FL 32533, 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 1, Block A, Tanglewood West, a Subdivision of a portion of Section 30, Township 2 North, Range 28 West, as recorded in Plat Book D, Page 39, Public Records of Santa Rosa County, Florida.**

**Parcel Identification Number: 30-2N-28-5320-00A00-0010**

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

**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, 2025**.

UNRECORDED

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:

*[Signature]*

Witness

Printed Name:

C. Denise Minton  
P.O. Address: 220 W Garden St  
Pensacola, FL 32502

*[Signature]* (Seal)

Howard O. Grimes, III

Witness

Printed Name:

Colleen M. Veat  
P.O. Address: 220 W Garden St  
Pensacola, FL 32502

*[Signature]*

Witness

Printed Name:

C. Denise Minton  
P.O. Address: 220 W Garden St  
Pensacola, FL 32502

*[Signature]* (Seal)

Brenda Joyce Grimes

Witness

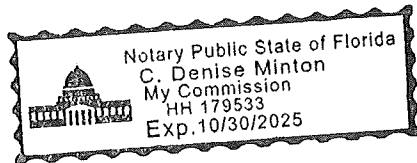
Printed Name:

Colleen M. Veat  
P.O. Address: 220 W Garden St  
Pensacola, FL 32502

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of July, 2025 by Howard O. Grimes, III and Brenda Joyce Grimes who  are personally known or  have produced drivers' licenses as identification.

[Seal]



*[Signature]*

Notary Public

Print Name:

My Commission Expires:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECORDED

**Residential Sales**  
**Abutting Roadway Maintenance Disclosure**

File No. PT-25-00358.RC

ATTENTION: Pursuant to Santa Rosa County Code of Ordinances Chapter 95-05, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County, and, if not, what person or entity will be responsible for maintenance. The disclosure must additionally provide that Santa Rosa County does not accept roads for maintenance that have not been built or improved to meet county standards. Santa Rosa County Code of Ordinances Chapter 95-05, Article V 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 of 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: Tanglewood Dr.  
Legal Address of Property: 5947 Tanglewood Dr., Milton, FL 32563

The County ( X ) has accepted ( ) has not accepted the abutting roadway for maintenance.

Form completed by: Pure Title, LLC  
2777 Gulf Breeze Parkway  
Gulf Breeze, FL 32570

As to Seller(s):

Howard O. Grimes III  
Howard O. Grimes

Brenda Joyce Grimes  
Brenda Joyce Grimes

As to Buyer(s):

Adam Yotter  
A & S Legacy Group, LLC  
By: Adam Yotter  
Its: Manager

Witness #1 Sign: [Signature]  
Witness #1 Print Name: Colleen M Veit  
Witness #1 Address: 220 W Garden St  
Pensacola, FL 32502

Witness #2 Sign: [Signature]  
Witness #2 Print Name: Colleen M Veit  
Witness #2 Address: 220 W Garden St  
Pensacola, FL 32502

Witness #1 Sign: [Signature]  
Witness #1 Print Name: Colleen M Veit  
Witness #1 Address: 220 W Garden St  
Pensacola, FL 32502

Witness #2 Sign: [Signature]  
Witness #2 Print Name: Colleen M Veit  
Witness #2 Address: 220 W Garden St  
Pensacola, FL 32502