

Prepared By and Return To:

Foundation Title & Escrow Series, LLC
8748 Ortega Park Dr
Navarre, FL 32566

Order No.: NAV-2600027

Property Appraiser's Parcel I.D. (folio) Number:
252S28518100A000030 and

WARRANTY DEED

THIS WARRANTY DEED, dated this the 17th day of February, 2026, by Four Living Trust Dated September 16, 2019, whose post office address is 33 Endel Street, Greenville, SC 29611 (the "Grantor"), to Scott Michael Scheffe, an unmarried man, whose post office address is 1412 W Shores Blvd., Gulf Breeze, FL 32563 (the "Grantee").

(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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Eight Hundred Eighty Thousand And No/100 Dollars (\$880,000.00) 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 County of Santa Rosa, State of Florida, viz:

Lot 3, Block A, SOUNDSIDE SHORES, according to the plat thereof, recorded in Plat Book 10, Page 29, of the Public Records of Santa Rosa County, Florida.

Subject to easements, restrictions, reservations and limitations of record, 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 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: 2025.

COPY

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature
Amanda Funchess
Printed Name of First Witness

8748 Ortega Park Dr.
Address of First Witness Navarre, FL 32566

[Signature]
Witness Signature
Amy Scott
Printed Name of Second Witness

8748 Ortega Park Dr.
Address of Second Witness Navarre, FL 32566

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 17th day of February, 2026, by Four Living Trust Dated September 16, 2019, who is personally known to me or who has produced [Signature] as identification.

[Signature]
Notary Public
Printed Name:
My Commission Expires:

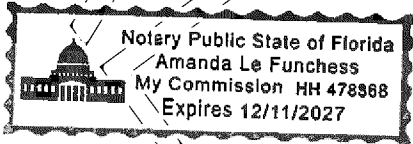
[NOTARY SEAL]

Four Living Trust Dated September 16, 2019

BY: [Signature] Individually and as Trustee
James G. Courtney, Jr., Individually and as Trustee

BY: [Signature] Individually
Angela R. Courtney, Individually and as Trustee

Grantor Address: And as Trustee
33 Endel Street
Greenville, SC 29611



COPY