

This Instrument Prepared By:  
Tina M. Wiles  
Gulf Coast Title Partners, LLC  
1403 E. Belmont Street  
Pensacola, Florida 32501  
Phone # (850) 202-6938  
File # P-01-189

\* OFFICIAL RECORDS \* 1 of 3  
BK 1946 PG 724

FILE # 200141827  
RCD: Oct 10 2001 @ 10:55AM

DEED DOC STAMPS \$.70

Parcel #31-2S-28-0000-01101-0000

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

WARRANTY DEED

SANTA ROSA COUNTY, FL  
Mary M Johnson, Clerk

KNOW ALL MEN BY THESE PRESENTS, that **Gordon J. Sprague and Elizabeth A. Sprague, husband and wife** (herein "Grantor"), for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto **Sprague Properties, L.L.C., a Florida limited liability company** (herein "Grantee"), whose address is 1600 Via Deluna Drive, Regency Towers #705 East, Pensacola Beach, Florida 32561, its successors and/or assigns, forever, the following described real property located in Santa Rosa County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2001 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of September, 2001.

Signed, sealed and delivered  
in the presence of:

William H. Pittman  
Name: William H. Pittman

Kimberly M. Biggs  
Name: Kimberly M. Biggs

Gordon J. Sprague  
Gordon J. Sprague  
1600 Via Deluna Drive  
Regency Towers #705 East  
Pensacola Beach, Florida 32561

Elizabeth A. Sprague  
Elizabeth A. Sprague  
1600 Via Deluna Drive  
Regency Towers #705 East  
Pensacola Beach, Florida 32561

STATE OF FLORIDA  
COUNTY OF ESCAMBA

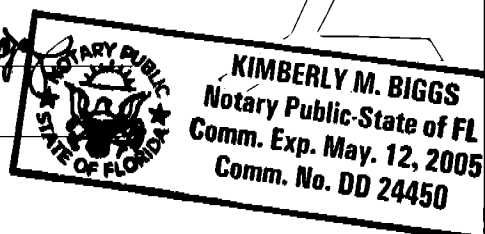
The foregoing instrument was acknowledged before me this 28th day of September, 2001, by Gordon J. Sprague and Elizabeth A. Sprague husband and wife, who did not take an oath and who:

☒ is/are personally known to me.  
☐ produced current Florida driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(Notary Seal Must Be Affixed)

Kimberly M. Biggs  
Notary Public

Name of Notary Printed



## Exhibit A

### Parcel 1

Commencing at the Southwest corner of Government Lot 4, Section 31, Township 2 South, Range 28 West, Santa Rosa County, Florida; thence run North along the West line of said Lot 4 for 517.00 feet; thence 87 degrees 46' right for 1671.63 feet to Point of Beginning; thence continue along same line for 125.64 feet; thence 90 degrees 00' right for 213.39 feet to the North right of way of a 50 foot county road said point being on a curve to the right and having a radius of 253.77 feet; thence 77 degrees 05' 00" right and along said curve for a chord distance of 107.97 feet to the P.T. of said curve; thence 12 degrees 17' 00" right and along said right of way for 24.49 feet to the East right of way of a 50 foot county road; thence 91 degrees 10' right and along said right of way for 233.34 feet to the Point of Beginning.

### Parcel 2

Commencing at the Southwest corner of Government Lot 4, Section 31, Township 2 South, Range 28 West, Santa Rosa County, Florida; thence run North along the West line of said Lot 4 for 517.0 feet; thence 87 degrees 46 minutes right for 2197.27 feet to the Point of Beginning; thence continue along the same line for 100 feet; thence 90 degrees 00 minutes right for 140.21 feet to the North right-of-way of a 50 foot county road; thence 90 degrees 00 minutes right and along said right-of-way for 100.00 feet; thence 90 degrees 00 minutes right for 140.21 feet to the Point of Beginning.

### Parcel 3

Commence at the intersection of the South line of Lot Numbered 3, in Fractional Section 31, Township 2 South, Range 28 West, Santa Rosa County, Florida and the West right-of-way line of Oriole Beach Road for the Point of Beginning; thence North along said West right-of-way line a distance of 156.75 feet; thence 90 degrees 00 minutes 00 seconds left a distance of 280.00 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 169.06 feet to the apparent south right-of-way line of Westfield Road; thence 90 degrees 00 minutes 00 seconds left along said South right-of-way line a distance of 415.50 feet; thence 90 degrees 00 minutes 00 seconds left a distance of 145.54 feet; thence 90 degrees 00 minutes 00 seconds right a distance of 103.31 feet; thence 90 degrees 13 minutes 13 seconds left a distance of 180.27 feet to the South line of Government Lot 3; thence 89 degrees 46 minutes 47 seconds left along said South line a distance of 798.12 feet to the point of beginning.

### Parcel 4

Commence at the Southwest corner of Government Lot 4, Section 31, Township 2 South, Range 28 West, Santa Rosa County, Florida, thence run North along the West line of said Lot 4 for 517.00 feet; thence run 87 degrees 46 minutes right for 1798.77 feet to the Point of Beginning; thence continue along the same line for 98.50 feet; thence 90 degrees right for 158.81 feet to the North R/W-50 foot county road; said point being on a curve to the left having a radius of 303.77 feet; thence run 64 degrees 48 minutes 45 seconds right and along said curve for a chord distance of 52.58 feet to the P.T. of said curve; thence 4 degrees 45 minutes left for 35.03 feet; thence run 114 degrees 14 minutes 48 seconds right for 199.84 feet to the Point of Beginning.

### Parcel 5

COMMENCING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 02 DEGREES 25'04" EAST ALONG THE WEST LINE OF GOVERNMENT LOT 4 A DISTANCE OF 518.86 FEET; THENCE GO NORTH 90 DEGREES 00' 00" EAST A DISTANCE OF 1895.72 TO THE POINT OF BEGINNING; THENCE GO NORTH 90 DEGREES 00' 00" EAST A DISTANCE OF 100.00 FEET; THENCE GO SOUTH 00 DEGREES 32' 45" WEST A DISTANCE OF 140.20 FEET TO THE CURVED NORTH RIGHT OF WAY LINE OF WEST AVE. (50' R/W) SAID CURVED RIGHT OF WAY BEING CONCAVED SOUTHEASTERLY AND HAVING A RADIUS 303.77 FEET 19 DEGREES 09'09", C = 101.07, C. B. = SOUTH 78 DEGREES 47' 25" WEST) ALONG SAID CURVE A DISTANCE OF 101.54 FEET; THENCE GO NORTH 00 DEGREES 10'16" EAST A DISTANCE OF 159.84 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 2 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA.

Exhibit A CONTINUED

Parcel 6

Commencing at the Southwest corner of Government Lot 4, Section 31, Township 2 South, Range 28 West, Santa Rosa County, Florida; thence run North along the West line of said Lot 4 for 517.0 feet; thence 87 degrees 46 minutes right for 2,297.27 feet to the Point of Beginning; thence continue along same line for 51.61 feet; thence 7 degrees 57 minutes 31 seconds left for 48.85 feet; thence 97 degrees 57 minutes 31 seconds right for 146.97 feet to the North right of way of a 50 foot county road; thence 90 degrees 00 minutes right and along said right of way for 100.00 feet; thence 90 degrees 00 minutes right for 140.21 feet to the Point of Beginning.

Parcel 7

Commencing at the Southwest corner of Block "H", SANTA ROSA BEACH SUBDIVISION, according to Plat recorded in Plat Book A at page 48 of the Public Records of Santa Rosa County, Florida; thence run North 2 degrees 33' East and along the West line of Block "H" and "K" for 1000.0 feet to the Northwest corner of Block "K"; thence run South 89 degrees 41' East and along the North line of Block "K" for 633.0 feet to the Northeast corner of Block "K" and the West right-of-way line of Pine Street; thence run South 2 degrees 33' West and along said right-of-way line of Pine Street for 863.38 feet to the Northeast corner of Lot 5, Block 7, resubdivision of Block "G" and a portion of Blocks "H", "I" and "J", Santa Rosa Beach Subdivision according to Plat recorded in Plat Book "B" at page 65 of the public records of Santa Rosa County, Florida; thence run South 69 degrees 42' West for 361.18 feet; thence run South 2 degrees 33' West for 10.5 feet; thence run North 89 degrees 41' West for 300.00 feet to the Point of Beginning,

together with the following:

Commencing at the Northwest corner of Block "J", Santa Rosa Beach Subdivision, according to plat recorded in Plat Book A at page 48 of the Public Records of Santa Rosa County, Florida; thence run South 89 degrees 41' East for 1300.60 feet to the Northeast corner of said Block "J"; thence run South 0 degrees 17' West for 322.01 feet to the North line of resubdivision of Block "G" and a portion of Blocks "H", "I" and "J", Santa Rosa Beach Subdivision as recorded in Plat Book B at page 65 of the Public Records of Santa Rosa County, Florida; thence run South 69 deg 42' West and along the North line of said subdivision for 1427.68 feet to the East right-of-way line of Pine Street; thence run North 2 degrees 33' East and along said right-of-way line for 820.84 feet to the Point of Beginning.