Prepared by:
Louis E. Harper III
Harper Title Company, LLC
2107 Airport Boulevard
Pensacola, FL 32504
File No: 2021-764

WARRANTY DEED

THIS WARRANTY DEED made effective the August 13, 2021, by **Janet L. Kutemeyer, a married woman and Brenda K. Fell, a single woman**, whose mailing address is P.O. Box 1482, Foley, AL 36536 (herein "Grantor") (whether singular or plural), to **Create CF, LLC, a Limited Liability Company**, whose mailing address is 4395 N. 12 Avenue, Pensacola, FL 32503 ("Grantee") (whether singular or plural).

WITNESSETH: that the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt of which is acknowledged, grants, sells, and conveys unto the Grantee, the following described real property, situate, lying and being in Escambia County, State of Florida, to-wit:

Begin at the Northwest corner of Section 42, Township 1 South, Range 30 West, in Escambia County, Florida, and run East along the North line of Section 42, a distance of 432 feet 6 inches for the Point of Beginning, thence run West along the line last traversed 200 feet, thence run South at right angles 216 feet, thence run East at right angles 200 feet, thence run North at right angles 216 feet to the Point of Beginning, in Section 42, Township 1 South, Range 30 West, in Escambia County. The Property above described is also described as being in Block 1 of the subdivision of the North Half of Lot 1, Section 42, Township 1 South, Range 30 West, as appears on plat of said subdivision now in Tax Assessor's Office of Escambia County, Florida.

Parcel Identification Number: 421S301001002001

THIS CONVEYANCE IS SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, encumbrances, and agreements of record, if any, but this provision shall not operate to re-impose same; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

The land described herein **IS NOT** the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

TO HAVE AND TO HOLD unto the Grantee, its successors, and assigns, in fee simple forever.

AND the Grantor covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in said property; that the Grantor has good right and authority to sell and convey the property; that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed, and delivered
in the presence of:

Signature of Witness

Meagan Smith
Printed Name of Witness

Allison Yarnell
Signature of Witness

Allison Yarnell
Printed Name of Witness

Janet L. Kutemeyer

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 5th day of August, 2021 by Janet L. Kutemeyer who [_] is/are personally known or [X] has/have produced driver licenses as identification.

[Seal]

Notary Public State of Florida
Meagan D Smith
My Commission GG 983055
Expires 05/03/2024

Notary Public
Print Name: Meagan Smith
My Commission Expires:

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

Signed, sealed, and delivered
in the presence of:

Signature of Witness

Brenda K. Fell

Printed Name of Witness

Signature of Witness

Printed Name of Witness

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 5th day of July, 2021 by Brenda K. Fell who [_] is/are personally known or [X] has/have produced driver licenses as identification.

[Seal]

Notary Public State of Florida
Meagan D Smith
My Commission GG 983055
Expires 05/03/2024

Notary Public
Print Name:
My Commission Expires: