

**IN THE CIRCUIT COURT IN AND FOR
WALTON COUNTY, FLORIDA**

BROOKE DEVELOPMENT COMPANY,
LLC; NANCY B. COOKE; BOBBY G.
AYCOCK; LARRY B. HOOKS AS
TRUSTEE OF THE DOROTHY LAIRD
WILLIAMS 2017 TRUST; STEVEN
MARK LEEN; and TAMARA LEEN,

Plaintiffs,

vs.

CASE NO.: 2021 CA

WALTON COUNTY, FLORIDA, a Political
Subdivision of the State of Florida, and SHH
INVESTMENTS, LLC, a Florida Limited
Liability Company, as Trustee under the
COASTAL RESOURCES LAND TRUST
NO. 5,

Defendants.

COMPLAINT

Plaintiffs, BROOKE DEVELOPMENT COMPANY, LLC; NANCY B. COOKE; BOBBY
G. AYCOCK; LARRY B. HOOKS AS TRUSTEE OF THE DOROTHY LAIRD WILLIAMS
2017 TRUST; STEVEN MARK LEEN and TAMARA LEEN; (“Plaintiffs”), by and through their
undersigned attorneys hereby file this action against Defendants WALTON COUNTY, FLORIDA
and INVESTMENTS, LLC, as Trustee under the COASTAL RESOURCES LAND TRUST NO.
5 (“Coastal”), and allege as follows:

Jurisdiction and Venue

1. This is an action to quiet title pursuant to Chapter 65, Florida Statutes. This is not an action
for any monetary damages against Defendants, nor is this an action seeking any declaration of

rights regarding any private easement rights, nor is it an action seeking to quiet any private easement rights arising under the map or plat of Gulf Shore Manor.

2. Jurisdiction and venue is proper in this Court as the real property at issue is located in Walton County, Florida.

3. Plaintiffs own real property in the subdivision first platted as Gulf Shore Manor Subdivision recorded in the official records of Walton County at Deed Book 63, Page 603, re-recorded in the Plat Book 3, Page 28, attached hereto as Exhibit "A" and then re-platted as Paradise Too Subdivision, recorded in Plat Book 8, Page 6, attached hereto as Exhibit "B".

4. Defendant WALTON COUNTY, FLORIDA is a political subdivision of the State of Florida, that may claim some interest in the land located in Walton County, Florida that is actually owned by the Plaintiffs.

5. Defendant SHH INVESTMENTS, LLC as Trustee under the COASTAL RESOURCES LAND TRUST NO. 5 ("Coastal") may claim some interest in the land located in Walton County, Florida that is actually owned by the Plaintiffs.

6. Pursuant to section 48.193, Florida Statutes, this Court has personal jurisdiction over all the Defendants. Jurisdiction is appropriate over each Defendant because this is an in rem action wherein each named Defendant may claim to own some interest in land known as Barcelona Avenue, which is located in Walton County, Florida.

7. Venue is proper in Walton County, Florida, pursuant to section 47.011, because Walton County is where the underlying property is located.

General Allegations Common to All Counts

8. On or about July 17, 1925, a map of Gulf Shore Manor was filed for record in Walton County, Florida. See Exhibit "A".

9. The map designates an area lying to the west of the Plaintiffs' respective lots marked as "Barcelona Avenue" on said map.
10. The map is devoid of any language of dedication.
11. When the map was offered for recording, the subject property was owned by Mildred Feldman, a spinster.
12. In spite of being owned by Mildred Feldman, the map indicates that it was made for G. B. Manus. It is unknown who caused the map to be filed for record.
13. The name of the owner of the subject land, Mildred Feldman, appears nowhere on the map.
14. In 1958, another depiction of the map of Gulf Shore Manor was recorded in the Public Records of Walton County (the "1958 Depiction"). It is unknown who caused the 1958 Depiction to be recorded.
15. Mildred Feldman's name does not appear anywhere on the 1958 Depiction.
16. The 1958 Depiction is devoid of any language of dedication.
17. Since 1925 (nearly 100 years), Barcelona Avenue has never been used by the public.
18. For nearly 100 years, Walton County has not maintained Barcelona Avenue.
19. For nearly 100 years, there has been no use of Barcelona Avenue by either the public or by Walton County and as a result any interest Walton County may claim is barred by the Marketable Record Title Act.
20. Plaintiffs have each executed a Notice and Confirmation of Non-Dedication/Non-Offer or, Alternatively, Notice of Revocation of Offer of Dedication. Copies of said Notices are attached hereto as Composite Exhibit "C".

21. Defendant, Walton County, claims to have some interest in the disputed property (portions of Barcelona Avenue) by virtue of the recording of the map of Gulf Shore Manor in the Public Records of Walton County. See Exhibit “B”.

22. Defendant Coastal may claim an interest in the disputed property as grantees of the heirs of Mildred Feldman.

23. Each individual Plaintiff has an interest in portions of the land more commonly known as Barcelona Avenue, as depicted in the plat of Gulf Shore Manor.

24. The Defendants have each asserted claims to certain portions of Barcelona Avenue which are owned by the individual Plaintiffs.

25. The claims asserted by the Defendants cast a cloud on the title of each of the individual Plaintiffs to their respective parcels as more fully set forth herein.

26. Each individual Plaintiff is entitled to have any claims by the Defendants removed and to have their title quieted.

Count I

Action for Quiet Title to Barcelona Avenue by Brooke Development Company, LLC

27. Brooke Development Company, LLC (“Brooke Development”) is the title owner of the following property: A portion of Lots 6 and 7, Block 20, Gulf Shore Manor Subdivision as recorded in Plat Book 3, at Page 28 of the Public Records of Walton County, Florida LESS AND EXCEPT Lots 1, 2, 3, and 4, Paradise Too, according to the plat thereof on file in Plat Book 8, Page 6, in the Office of the Clerk of Circuit Court, Walton County, Florida.

28. Brooke Development is also the title owner of the property described in the Quit-Claim Deed attached hereto as Exhibit “D” (“Brooke Development’s Barcelona Avenue portion”).

29. By virtue of its ownership as described above in paragraph 27, Brooke Development also owns fee simple title to that portion of Barcelona Avenue as depicted in the plat of Gulf Shore Manor Subdivision that is to its immediate west.

30. By virtue of the Quit-Claim Deed attached hereto as Exhibit “D”, Brooke Development also owns fee simple title to the Brooke Development’s Barcelona Avenue portion.

31. Brooke Development derails its title as follows:

- a. John R. Fitzgerald, Jr. and wife Chotilee C. Fitzgerald conveyed the property to Harry F. Haring, Jr., and wife Nancy J. Haring by warranty deed recorded June 22, 1999, at Official Record Book 2034, Page 92, of the Public Records of Walton County, Florida.
- b. Harry F. Haring, Jr., and wife Nancy J. Haring conveyed the property to Brooke Development by warranty deed recorded February 8, 2017, at Official Record Book 3032, Page 4327, of the Public Records of Walton County, Florida.
- c. Harry F. Haring, Jr. and wife Nancy J. Haring conveyed the Barcelona Avenue portion to Brooke Development Company by Quit-Claim Deed dated March 22, 2021, and recorded on June 1, 2021 at Official Records Book 3200, Page 3189, of the Public Records of Walton County, Florida.

32. Upon information and belief, Defendants may claim some interest in the portion of Barcelona Avenue owned by Brooke Development, and such alleged interests cast a cloud on Brooke Development’s fee simple title to Brooke Development’s Barcelona Avenue portion.

WHEREFORE, Brooke Development demands judgment quieting title to that portion of Barcelona Avenue described above in paragraph 28 and/or 29, and for such further relief as the Court deems just and proper.

Count II
Action for Quiet Title to Barcelona Avenue by Nancy B. Cooke

33. Nancy B. Cooke (“Cooke”) is the title owner of Lot 4, Paradise Too.

34. Cooke is also the title owner of the property described in the Quit-Claim Deed attached hereto as Exhibit “E” (“Cooke’s Barcelona Avenue portion”).

35. By virtue of her ownership as described in paragraph 33, Cooke also owns fee simple title to that portion of Barcelona Avenue as depicted in the plats of Gulf Shore Manor Subdivision that is to its immediate west.

36. By virtue of her ownership as described in paragraph 34 and/or 35, Cooke also owns fee simple title to Cooke’s Barcelona Avenue portion.

37. Cooke deraigns her title as follows:

a. Gary D. Mims and wife, Lynn B. Mims conveyed the property to Charles E. Cooke, a married man, and Nancy B. Cooke, a married woman, as joint tenants with the right of survivorship by warranty deed recorded July 16, 1996, at Official Record Book 1480, Page 213, of the Public Records of Walton County, Florida.

b. Charles E. Cooke conveyed the property to Nancy B. Cooke by warranty deed recorded January 11, 2010, at Official Record Book 2833, Page 1655 of the Public Records of Walton County, Florida.

c. Harry F. Haring, Jr. and wife Nancy J. Haring conveyed Cooke’s Barcelona Avenue portion to Cooke by Quit-Claim Deed dated March 22, 2021, and recorded on June 1, 2021 at Official Records Book 3200, Page 3187, of the Public Records of Walton County, Florida.

38. Upon information and belief, Defendants may claim some interest in the portion of Barcelona Avenue owned by Cooke, and such alleged interests cast a cloud on Cooke's fee simple title to Cooke's Barcelona Avenue portion.

WHEREFORE, Cooke demands judgment quieting title to that portion of Barcelona Avenue described above in paragraph 34 and/or 35, and for such further relief as the Court deems just and proper.

Count III
Action for Quiet Title to Barcelona Avenue by Bobby G. Aycock

39. Bobby G. Aycock ("Aycock") is the title owner of Lot 3, Paradise Too.

40. Aycock is also the title owner of the property described in the Quit-Claim Deed attached hereto as Exhibit "F" ("Aycock's Barcelona Avenue portion").

41. By virtue of his ownership as described in paragraph 39, Aycock also owns fee simple title to that portion of Barcelona Avenue as depicted in the plats of Gulf Shore Manor Subdivision that is to its immediate west.

42. By virtue of his ownership as described in paragraph 40 and/or 41, Aycock also owns fee simple title to Aycock's Barcelona Avenue portion.

43. Aycock derails his title as follows:

a. Harry F. Haring, Jr., a married man, conveyed the property to Bobby G. Aycock, a married man by warranty deed recorded May 25, 1988, at Official Record Book 504, Page 197 of the Public Records of Walton County, Florida.

b. Harry F. Haring, Jr., and wife Nancy J. Haring conveyed Aycock's Barcelona Avenue portion to Aycock by Quit-Claim Deed dated March 22, 2021, and recorded on June 1, 2021 at Official Records Book 3200, Page 3185, of the Public Records of Walton County, Florida.

44. Upon information and belief, Defendants may claim some interest in the portion of Barcelona Avenue owned by Aycock, and such alleged interests cast a cloud on Aycock's fee simple title to Aycock's Barcelona Avenue portion.

WHEREFORE, Aycock, demands judgment quieting title to that portion of Barcelona Avenue described above in paragraph 40 and/or 41, and for such further relief as the Court deems just and proper.

Count IV
Action for Quiet Title to Barcelona Avenue by Larry B. Hooks, as Trustee of the Dorothy Laird Williams 2017 Trust

45. Larry B. Hooks, as Trustee of the Dorothy Laird Williams 2017 Trust (the "Williams Trust"), is the title owner of Lot 2, Paradise Too.

46. The Williams' Trust is also titleholder of the property described in the Quit-Claim Deed attached hereto as Exhibit "G" ("Williams' Trust Barcelona Avenue portion").

47. By virtue of the ownership as described in paragraph 45, the Williams Trust owns fee simple title to that portion of Barcelona Avenue as depicted in the plats of Gulf Shore Manor Subdivision that is to its immediate west.

48. By virtue of its ownership as described in paragraph 46 and/or 47, the Williams' Trust also owns the simple title to the Williams' Trust Barcelona Avenue portion.

49. The Williams Trust deraigns title as follows:

- a. Judy H. Sequeira, a married person, conveyed the property to Judy H. Sequeira and Keith J Sequeira, Husband and Wife, by warranty deed recorded August 19, 2009, at Official Record Book 2823, Page 4630 of the Public Records of Walton County, Florida.

b. Judy H. Sequeira and Keith J. Sequeira, Husband and Wife, conveyed the property to Judy H. Sequeira, a married person, by warranty deed dated August 19, 2009, at Official Record Book 2823, Page 4659 of the Public Records of Walton County, Florida.

c. Judy H. Sequeira conveyed the property to James A. Rice, Jr. and Cynthia Rice, Husband and Wife, by warranty deed recorded July 3, 2019, at Official Record Book 3110, Page 3498 of the Public Records of Walton County, Florida.

d. James A. Rice, Jr. and Cynthia Rice, Husband and Wife, conveyed the property to Larry B. Hooks, as Trustee of the Dorothy Laird Williams 2017 Trust, by general warranty deed dated September 21, 2020 at Official Record Book 3159, Page 4424 of the Public Records of Walton County, Florida.

e. Harry F. Haring, Jr., and wife Nancy J. Haring, conveyed the Williams' Trust Barcelona Avenue portion to the Williams' Trust by Quit-Claim Deed dated March 22, 2021 and recorded on June 1, 2021 at Official Records Book 3200, Page 3183, of the Public Records of Walton County, Florida.

50. Upon information and belief, Defendants may claim some interest in the portion of Barcelona Avenue owned by the Williams Trust, and such alleged interests cast a cloud on the Williams Trust's fee simple title to Williams' Trust Barcelona Avenue portion.

WHEREFORE, the Williams Trust demands judgment quieting title to that portion of Barcelona Avenue described above in paragraph 46 and/or 47, and for such further relief as the Court deems just and proper.

Count V
Action for Quiet Title to Barcelona Avenue by Steven Mark Leen and Tamara Leen

51. Steven Mark Leen and Tamara Leen (the “Leens”), are the title owners of Lot 1, Paradise Too.

52. Leens are also the title owners of the property described in the Quit-Claim Deed attached hereto as Exhibit “H” (“Leens Barcelona Avenue portion”).

53. By virtue of the ownership as described in paragraph 51, the Leens own fee simple title to that portion of Barcelona Avenue as depicted in the plats of Gulf Shore Manor Subdivision that is to its immediate west.

54. By virtue of their ownership as described in paragraph 52 and/or 53, Leens also own the simple fee title to Leens Barcelona Avenue portion.

55. The Leens deraign title as follows:

a. John P. Zimmerman, a single person and Shelley Stewart, a married man, conveyed the property to Marc Sklar and Laurel Sklar, Husband and Wife, by warranty deed dated May 6, 2009, at Official Record Book 2816, Page 1981 of the Public Records of Walton County, Florida.

b. Marc Sklar and Laurel Sklar, Husband and Wife, conveyed the property to Steven Mark Leen and Tamara Leen, Husband and Wife, by warranty deed dated May 6, 2014, at Official Record Book 2949, Page 1467 of the Public Records of Walton County, Florida.

c. Harry F. Haring, Jr. and wife Nancy J. Haring conveyed Leens Barcelona Avenue portion to the Leens by Quit-Claim Deed dated March 22, 2021 and recorded on June 1, 2021 at Official Records Book 3200, Page 3181, of the Public Records of Walton County, Florida.

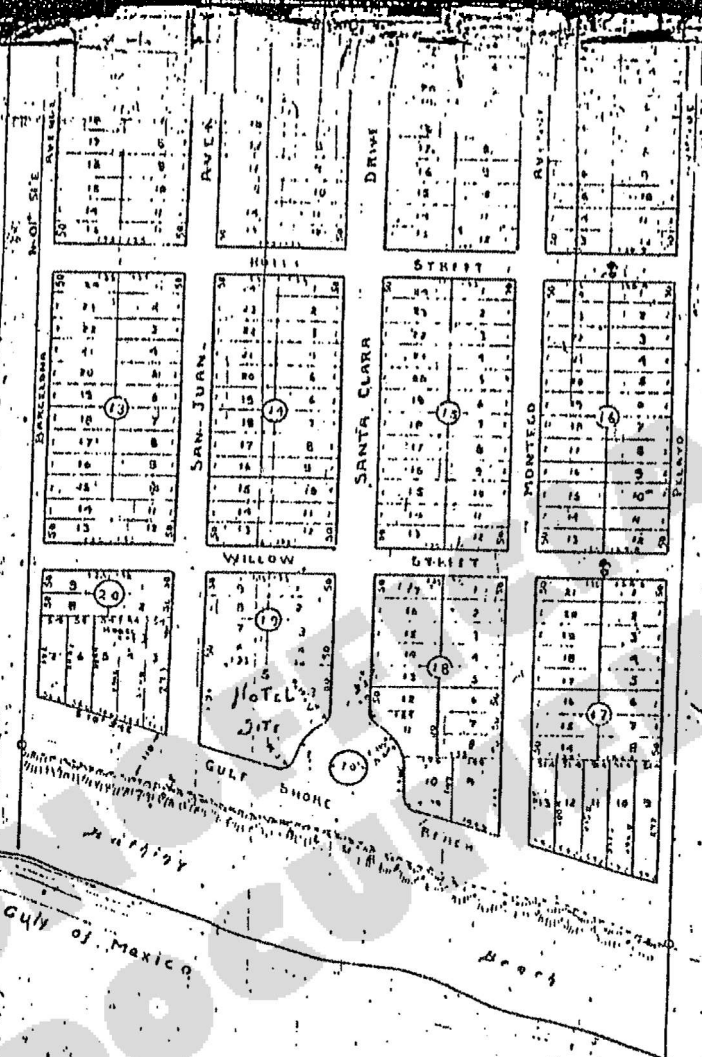
56. Upon information and belief, Defendants may claim some interest in that portion of Barcelona Avenue owned by the Leens, and such alleged interests cast a cloud on the Leens' fee simple title to Leens' Barcelona Avenue portion.

WHEREFORE, the Leens demand judgment quieting title to that portion of Barcelona Avenue described above in paragraph 52 and/or 53, and for such further relief as the Court deems just and proper.

ANCHORS SMITH GRIMSLEY

By: 

Richard P. Petermann, Esq.
Florida Bar No.: 362956
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, Florida 32547
Phone: (850) 863-4064
Fax: (850) 243-9692
E-mail: rpetermann@asglegal.com
Attorney for Plaintiffs



GULF SHORE MANOR
 BEING THE W¹/₄ OF THE SE¹/₄ SEC 14 AND LOT 2, FRAC SEC 23
 T 35, R 19 W, WALTON COUNTY, FLORIDA.
 PROMISED PLAT MADE FOR G. P. MANOR,
 RECORDED IN DEED BOOK 17 PAGE. RECORDS OF WALTON COUNTY, FLORIDA.

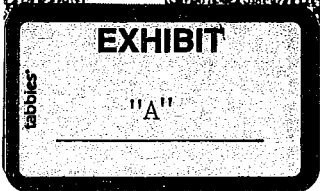
MONUMENTS AT CORNERS MARKED THUSBY © CORNER SURVEY
 AZIMUTHS ARE TRUE AND BE DETERMINED BY ASTRONOMICAL SIGHTS
 SCALE ONE INCH = 200 FEET DATE 10 JULY 1925

P. D. NAUGLE
 SURVEYOR
 PENSACOLA, FLORIDA

I hereby certify that the above and foregoing Map or Plat is the original instrument
 as filed for record at 8 o'clock A.M. on the 17th day of July, A. D. 1925

Vol. 63 - Page 603 -

D. W. ...
 Clerk, Circuit Court



Prepared by:
Richard P. Petermann, Esq.
ANCHORS SMITH GRIMSLEY, PLC
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547
(850) 863-4064

**Notice and Confirmation of Non-Dedication/Non-Offer or,
Alternatively,
Notice of Revocation of Offer of Dedication**

This NOTICE AND CONFIRMATION OF NON-DEDICATION/NON-OFFER OR, ALTERNATIVELY, NOTICE OF REVOCATION OF OFFER OF DEDICATION (the "Notice") is made this ___ day of May, 2021, by Nancy B. Cooke ("Property Owner"), and the Property Owner further recites:

WHEREAS, Property Owner owns Lot 4, Paradise Too, according to the plat thereof recorded in Plat Book 8, Page 6 of the Public Records of Walton County, Florida (a copy of the Plat of Paradise Too is attached hereto as Exhibit "A", said plat is herewith referred to as "Paradise Too"); and

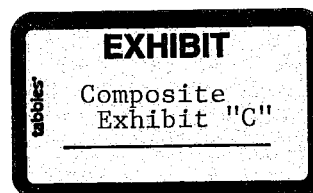
WHEREAS, Paradise Too as described in the next preceding paragraph is a partial re-subdivision of the plat of Gulf Shore Manor, recorded in Deed Book 63, Page 603 of the Public Records of Walton County, Florida ("Gulf Shore Manor"); and

WHEREAS, the Property Owner owns a fee simple title to the real property located in Walton County, Florida described as Lot 4, Paradise Too, together with a portion of Barcelona Avenue more fully described as that portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, bounded on the north by a westerly extension of the northern boundary line of said Lot 4 and on the south by a westerly extension of the southern boundary line of said Lot 4 (the "Barcelona Private Property"); and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat of Gulf Shore Manor recorded at Plat Book 63, Page 603-606 (and apparently re-recorded in Plat Book 3, Page 28) of the Public Records of Walton County, Florida (the "Proposed Plat"), attached hereto as Exhibit "B," was not filed by the Record Titleholder, does not reference the Record Titleholder and was not executed by the Record Titleholder; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no dedication by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the filing of the Proposed Plat was not an offer to dedicate any roads, rights-of-ways, or other land by the Record Titleholder or otherwise; and



WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no approval or acceptance by the Walton County Board of County Commissioners (the "BOCC"), its Engineer, or any other governmental agency or official, and the Walton County Clerk of Court did not certify the Proposed Plat; and

WHEREAS, the Property Owner desires to confirm the fact that legal title to the Barcelona Private Property was transferred to the Property Owner unencumbered by a dedication or an offer to dedicate to the public or otherwise; and

WHEREAS, except for improvements made by the Property Owner and their predecessors in title, who received prior approval by Walton County in the form of permits or otherwise, the Barcelona Private Property is undeveloped and unimproved; and

WHEREAS, the Barcelona Private Property has never been developed or improved upon by Walton County; and

WHEREAS, Walton County BOCC Resolution 1985-04 recites that the Proposed Plat was "never accepted formally by the Board of County Commissioners," and

WHEREAS, Resolution 1985-04 limits acceptance to portions of certain roads other than Barcelona Avenue that are depicted in the Proposed Plat; and

WHEREAS, Barcelona Private Property was never accepted by Walton County or its BOCC either expressly or through implication; and

WHEREAS, in the event that a determination, judicial or otherwise, is made that an offer to dedicate to the public the Barcelona Private Property, expressly or through implication, was made at any time prior to the execution of this Notice, the Property Owner hereby WITHDRAWS and REVOKES such offer and no government agency or its governing body, including Walton County and the BOCC, may accept any such offer; and

NOW THEREFORE, the Property Owner hereby Notifies and Confirms the following:

1. The above-recitals are true and correct and incorporated herein by reference.
2. The Property Owner and their predecessors in title never dedicated or offered to dedicate any portion of the Barcelona Private Property to the public in a manner which could be accepted by Walton County or any other governmental agency.
3. If the Property Owner's predecessors in title did dedicate or offer to dedicate any portion of the Barcelona Private Property to the public, then such offer is hereby WITHDRAWN and REVOKED and neither Walton County nor any other governmental agency or the public may accept such offer.

IN WITNESS WHEREOF, the Property Owner has caused this Notice to be executed by the undersigned:

Witnessed by:

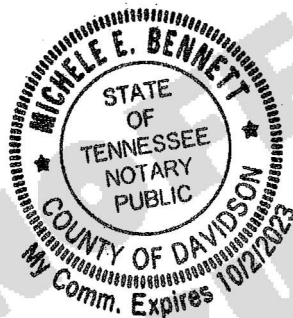
Carolyn E Cooke
Print Name: Carolyn E. Cooke

Courtney Winters
Print Name: COURTNEY WINTERS

Nancy B Cooke
Nancy B. Cooke

STATE OF ~~FLORIDA~~ TENNESSEE
COUNTY OF ~~WALTON~~ DAVIDSON

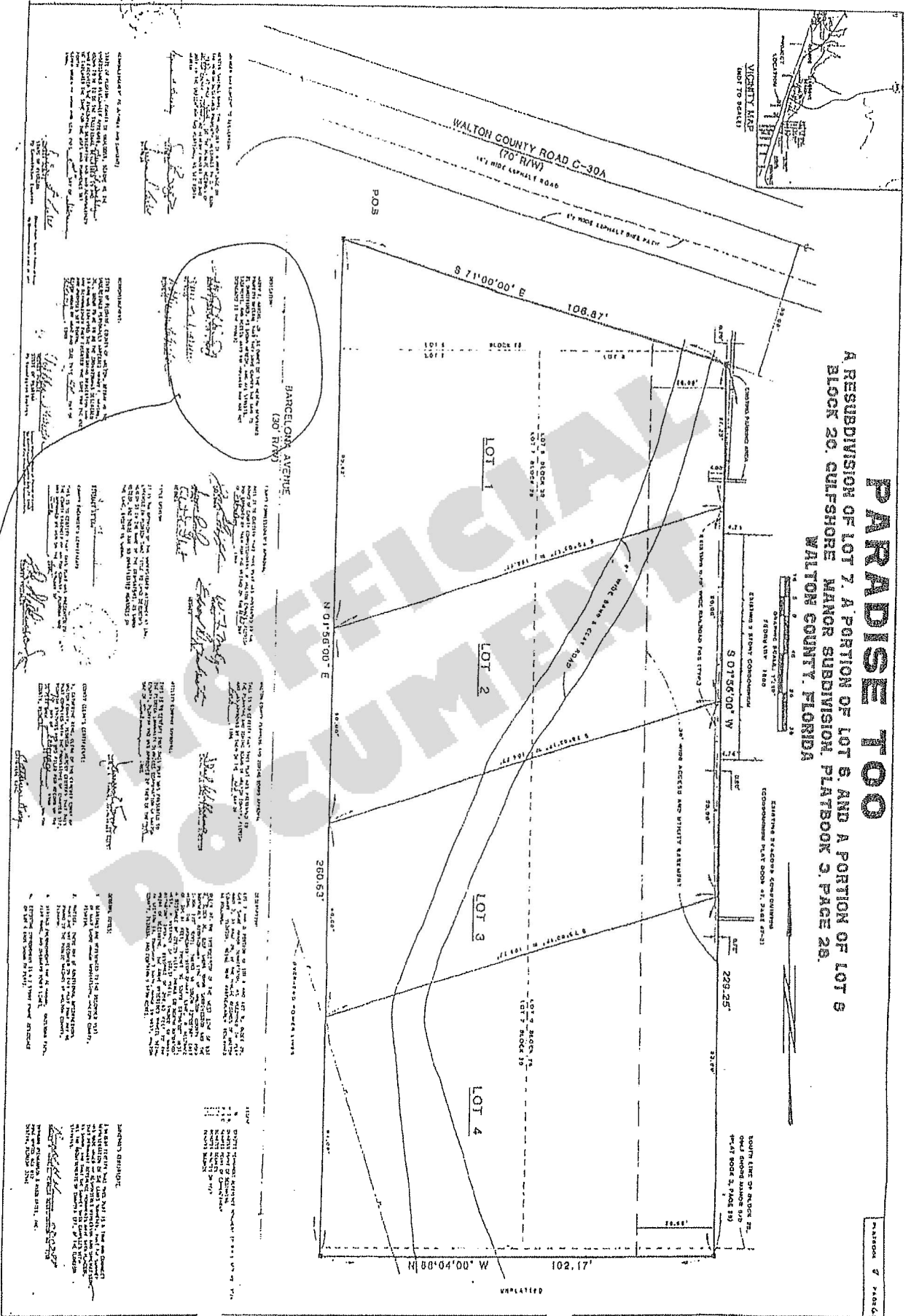
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20 day of May, 2021, by Nancy B. Cooke who is personally known to me or _____ who produced _____ as identification and who did take an oath.



Michele E. Bennett
Notary Public
My Commission Expires: October 2, 2023

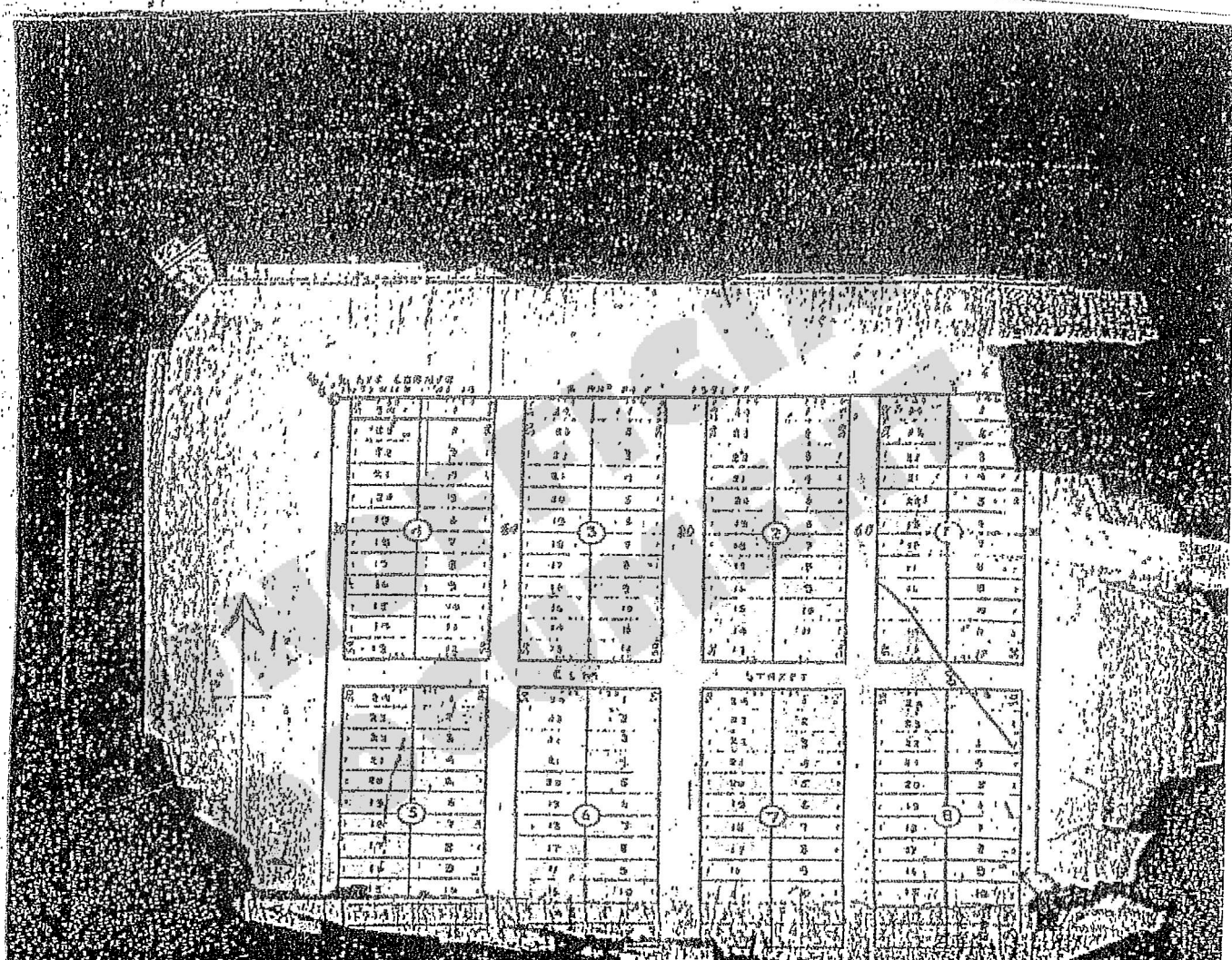
PARADISE TOO

A RESUBDIVISION OF LOT 7, A PORTION OF LOT 6, AND A PORTION OF LOT 9
 BLOCK 29, GULFSHORE MANOR SUBDIVISION, PLATBOOK 2, PAGE 29,
 WALTON COUNTY, FLORIDA

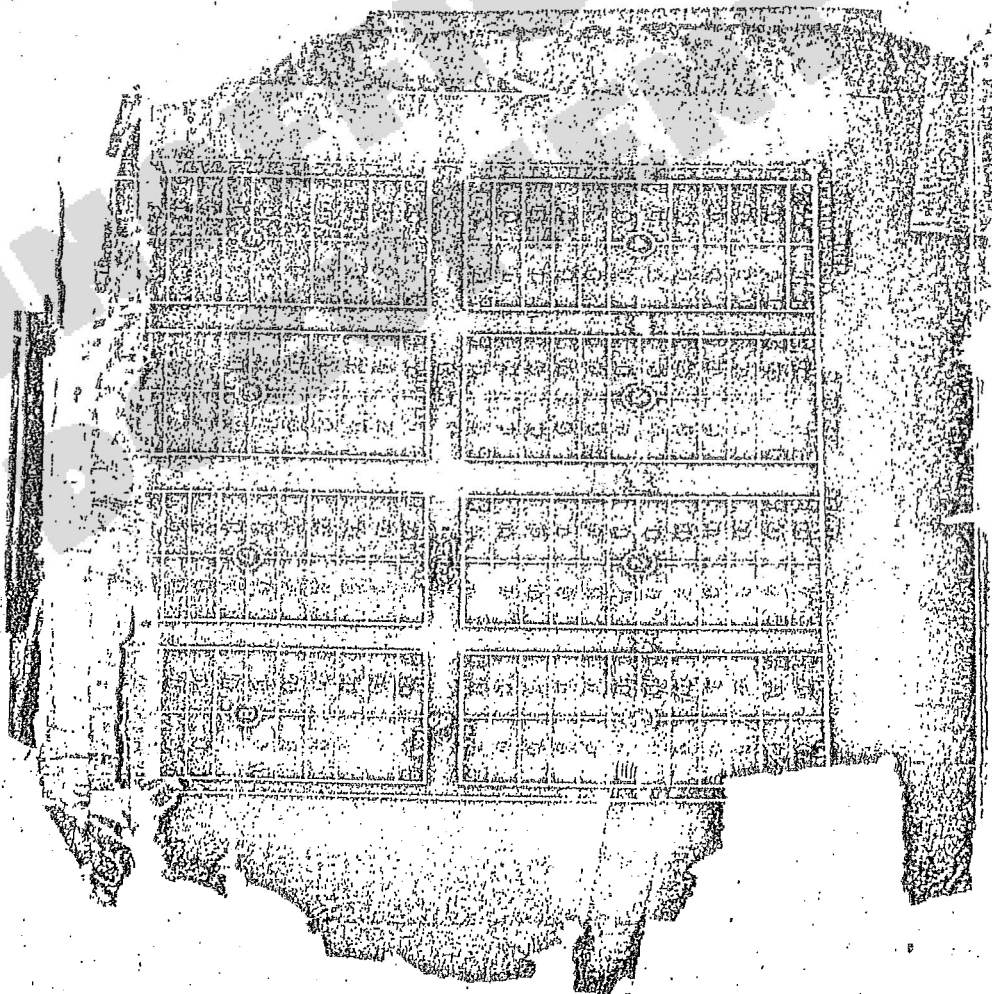


HARRY HARMING, JR 1988

EXHIBIT
 A

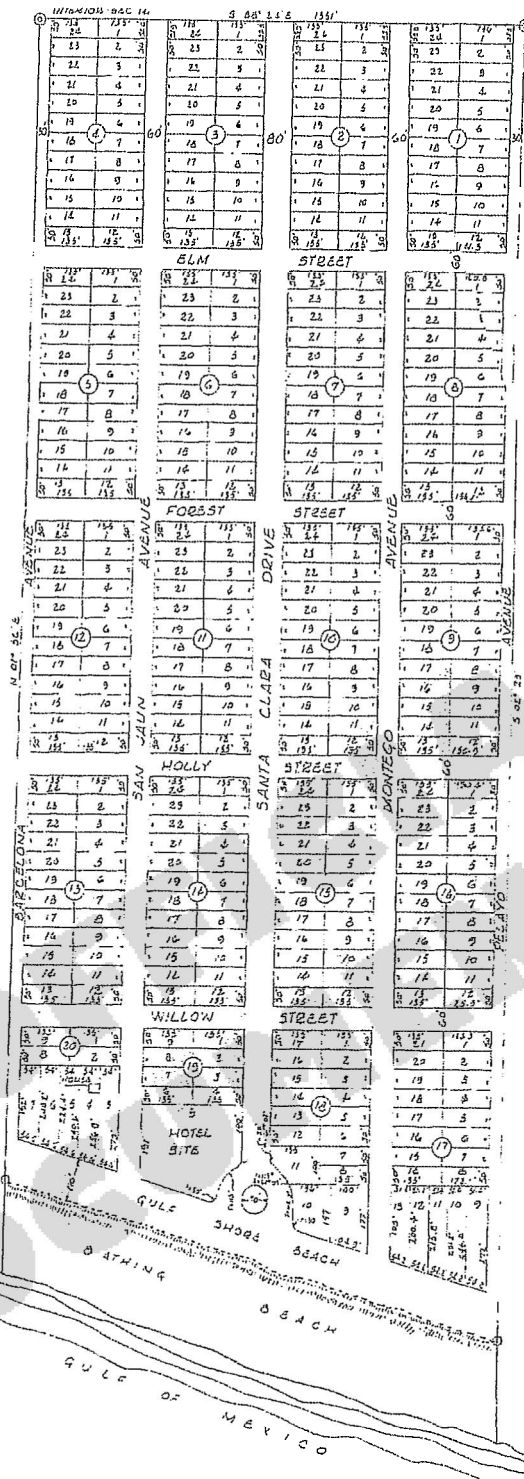


CONFIDENTIAL





PA. 28



GULF SHORE MANOR

BEING THE W 1/2 OF THE SE 1/4 SECTION 14 AND LOT 2, FRAC SEC 23, T39, R19W, WALTON COUNTY, FLORIDA.

PROPOSED PLAT MADE FOR G.P. MANUS RECORDED IN DEED BOOK 63 PAGE 603 RECORDS OF WALTON COUNTY, FLORIDA

MONUMENTS AT CORNERS MARKED THUSLY @ CONTROLS SURVEY AZIMUTHS ARE TRUE AND DETERMINED BY ASTRONOMICAL SIGHTS SCALE ONE INCH = 200 FEET

I HEREBY CERTIFY THAT THE ABOVE FOREGOING MAP OR PLAT IS THE ORIGINAL INSTRUMENT AS FILED FOR RECORD 8 O'CLOCK A.M. ON THE 17TH DAY OF JULY, A.D. 1925.

M.T. FOUNTAIN, CLERK CIRCUIT COURT

Prepared by:
Richard P. Petermann, Esq.
ANCHORS SMITH GRIMSLEY, PLC
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547
(850) 863-4064

**Notice and Confirmation of Non-Dedication/Non-Offer or,
Alternatively,
Notice of Revocation of Offer of Dedication**

This NOTICE AND CONFIRMATION OF NON-DEDICATION/NON-OFFER OR, ALTERNATIVELY, NOTICE OF REVOCATION OF OFFER OF DEDICATION (the "Notice") is made this ___ day of May, 2021, by Brooke Development Company, LLC ("Property Owner"), and the Property Owner further recites:

WHEREAS, Property Owner owns the real property more fully described on Exhibit "A" (the "Property"); and

WHEREAS, the Property Owner owns a fee simple title to the real property described on Exhibit "A", together with a portion of Barcelona Avenue more fully described as that portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603 of the Public Records of Walton County, Florida, bounded on the north by a westerly extension of the northern boundary line of the Property and on the south by the mean water line of the Gulf of Mexico (the "Barcelona Private Property"); and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat of Gulf Shore Manor recorded at Plat Book 63, Page 603-606 (and apparently re-recorded in Plat Book 3, Page 28) of the Public Records of Walton County, Florida (the "Proposed Plat"), attached hereto as Exhibit "B," was not filed by the Record Titleholder, does not reference the Record Titleholder and was not executed by the Record Titleholder; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no dedication by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the filing of the Proposed Plat was not an offer to dedicate any roads, rights-of-ways, or other land by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no approval or acceptance by the Walton County Board of County Commissioners (the "BOCC"), its Engineer, or any other governmental agency or official, and the Walton County Clerk of Court did not certify the Proposed Plat; and

WHEREAS, the Property Owner desires to confirm the fact that legal title to the Barcelona Private Property was transferred to the Property Owner unencumbered by a dedication or an offer to dedicate to the public or otherwise; and

WHEREAS, except for improvements made by the Property Owner and their predecessors in title, who received prior approval by Walton County in the form of permits or otherwise, the Barcelona Private Property is undeveloped and unimproved; and

WHEREAS, the Barcelona Private Property has never been developed or improved upon by Walton County; and

WHEREAS, Walton County BOCC Resolution 1985-04 recites that the Proposed Plat was “never accepted formally by the Board of County Commissioners,” and

WHEREAS, Resolution 1985-04 limits acceptance to portions of certain roads other than Barcelona Avenue that are depicted in the Proposed Plat; and

WHEREAS, Barcelona Private Property was never accepted by Walton County or its BOCC either expressly or through implication; and

WHEREAS, in the event that a determination, judicial or otherwise, is made that an offer to dedicate to the public the Barcelona Private Property, expressly or through implication, was made at any time prior to the execution of this Notice, the Property Owner hereby WITHDRAWS and REVOKES such offer and no government agency or its governing body, including Walton County and the BOCC, may accept any such offer; and

NOW THEREFORE, the Property Owner hereby Notifies and Confirms the following:

1. The above-recitals are true and correct and incorporated herein by reference.
2. The Property Owner and their predecessors in title never dedicated or offered to dedicate any portion of the Barcelona Private Property to the public in a manner which could be accepted by Walton County or any other governmental agency.
3. If the Property Owner’s predecessors in title did dedicate or offer to dedicate any portion of the Barcelona Private Property to the public, then such offer is hereby WITHDRAWN and REVOKED and neither Walton County nor any other governmental agency or the public may accept such offer.

IN WITNESS WHEREOF, the Property Owner has caused this Notice to be executed by the undersigned:

Witnessed by:

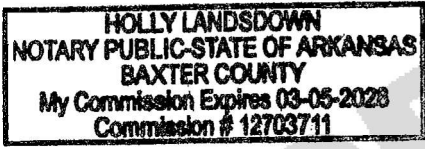
Mary Sidor
Print Name: MARY SIDOR
Tina Freese
Print Name: TINA FRIESE

Brooke Development Company, LLC

By: [Signature]
As its: _____

STATE OF Arkansas
COUNTY OF Baxter

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of May, 2021, by Brad Hasselwander as member of Brooke Development Company, LLC who is personally known to me or _____ who produced _____ as identification and who did take an oath.



Holly Landsdown
Notary Public
My Commission Expires: 03-05-2028

UNNOTARIZED DOCUMENT

Prepared By and Return To:
NEIGHBORHOOD TITLE GROUP
P.O. BOX 4907
SEASIDE, FLORIDA 32459

File No. 2016-03456

Property Appraiser's Parcel I.D. (folio) Number(s)
14-3S-19-25040-020-0060

WARRANTY DEED

THIS WARRANTY DEED dated February 6, 2017, by Harry F. Haring, Jr. and wife, Nancy J. Haring, , hereinafter called the Grantor, to Brooke Development Company, LLC, an Arkansas limited liability company, whose post office address is P.O. Box 2400, Mountain Home, AR 72654, hereinafter called 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 \$3,225,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all the certain land situated in Walton County, Florida, viz:

A portion of Lots 6 and 7, Block 20, Gulf Shore Manor Subdivision as recorded in Plat Book 3, at Page(s) 28, of the Public Records of Walton County, Florida, more particularly described as follows: Commence at the NW corner of Lot 7, Block 20, Gulf Shore Manor Subdivision; thence go South 1 degree 56'00" West a distance of 106.74 feet to the Point of Beginning; thence go South 88 degrees 04'00" East a distance of 102.17 feet; thence go South 1 degree 56'00" West a distance of 290 feet, more or less, to the mean high water line of the Gulf of Mexico; thence meander Westerly along the aforesaid mean high water line to the intersection with a line passes through the Point of Beginning and having a bearing of South 1 degree 56'00" West; thence go North 1 degree 56'00" East a distance of 350 feet, more or less, to the Point of Beginning. The above described parcel being in Section 14, Township 3 South, Range 19 West, Walton County, Florida.

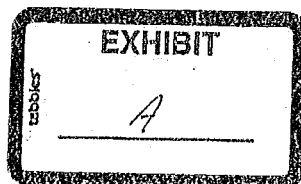
LESS AND EXCEPT

Lots 1, 2, 3 and 4, Paradise Too, according to the plat thereof on file in Plat Book 8, Page(s) 6, in the Office of the Clerk of Circuit, Walton 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 any wise appertaining.

Warranty Deed (Individual to Individual)
Rev (3/00)



WARRANTY DEED
(Continued)

TO HAVE AND TO HOLD the same in Fee Simple forever.

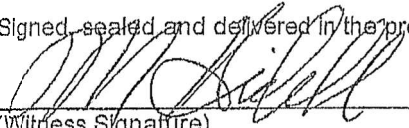
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: December 31, 2016

**UNOFFICIAL
DOCUMENT**

WARRANTY DEED
(Continued)

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

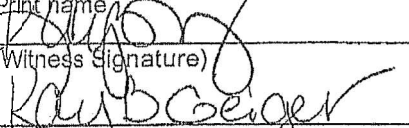
Signed, sealed and delivered in the presence of:



(Witness Signature)

THOMAS M. HIDEL

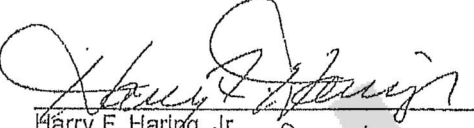
Print Name



(Witness Signature)

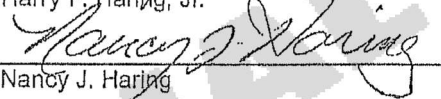
KAY B GEIGER

Print Name



Harry F. Haring, Jr.

Harry F. Haring, Jr.



Nancy J. Haring

Nancy J. Haring

217 E. Thach Avenue, Apt. 6

(Address)

Auburn, AL 36830

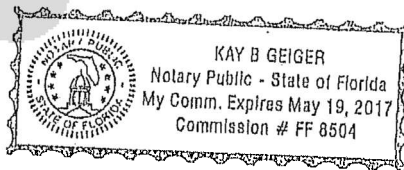
(Address)

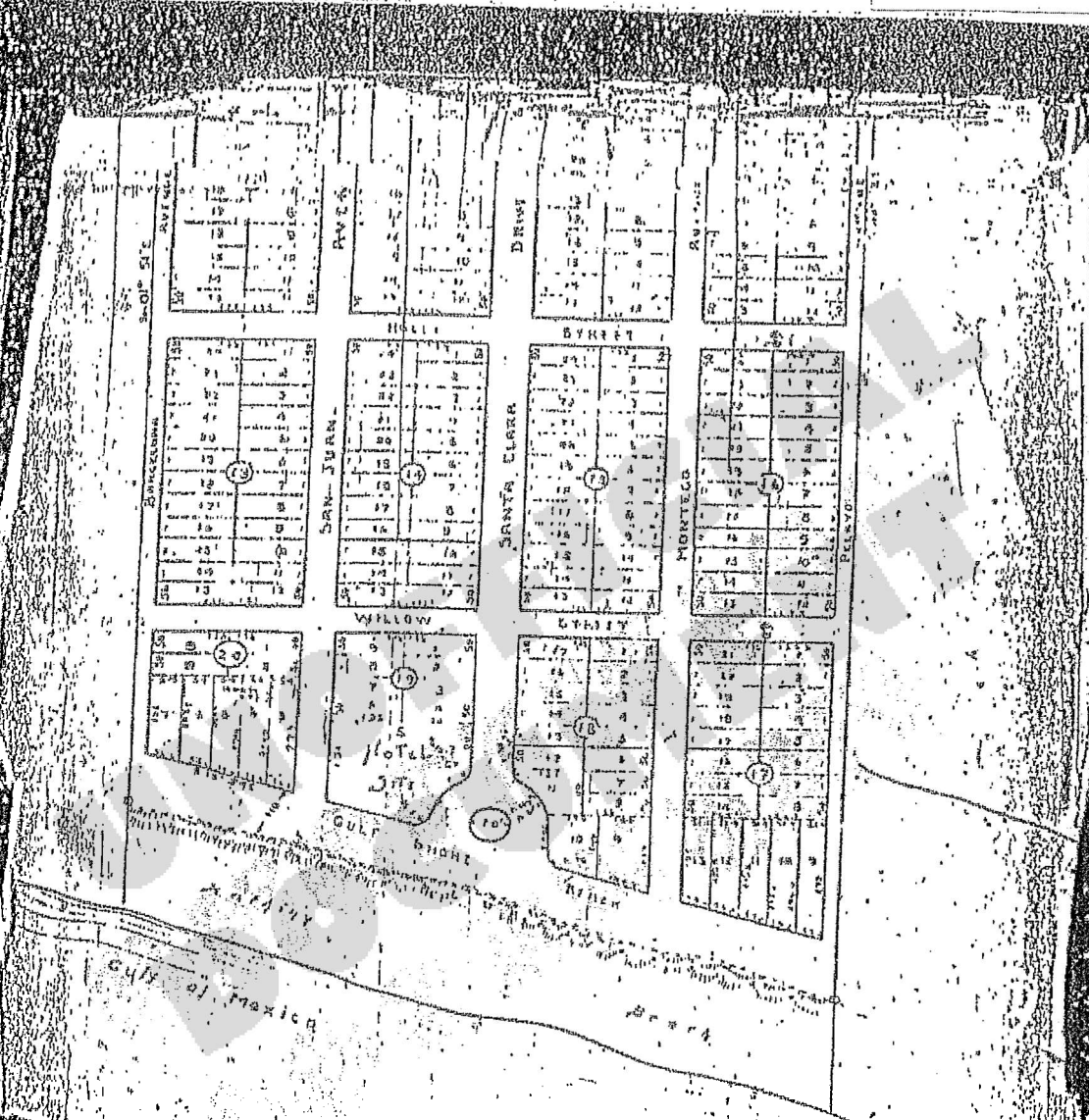
State of Florida
County of Walton

The foregoing instrument was acknowledged before me this 6th day of February, 2017, by Harry F. Haring, Jr. and Nancy J. Haring, who is personally known to me or who produced adversely possessed as identification.



Notary Public
Printed Name:
My Commission Expires:



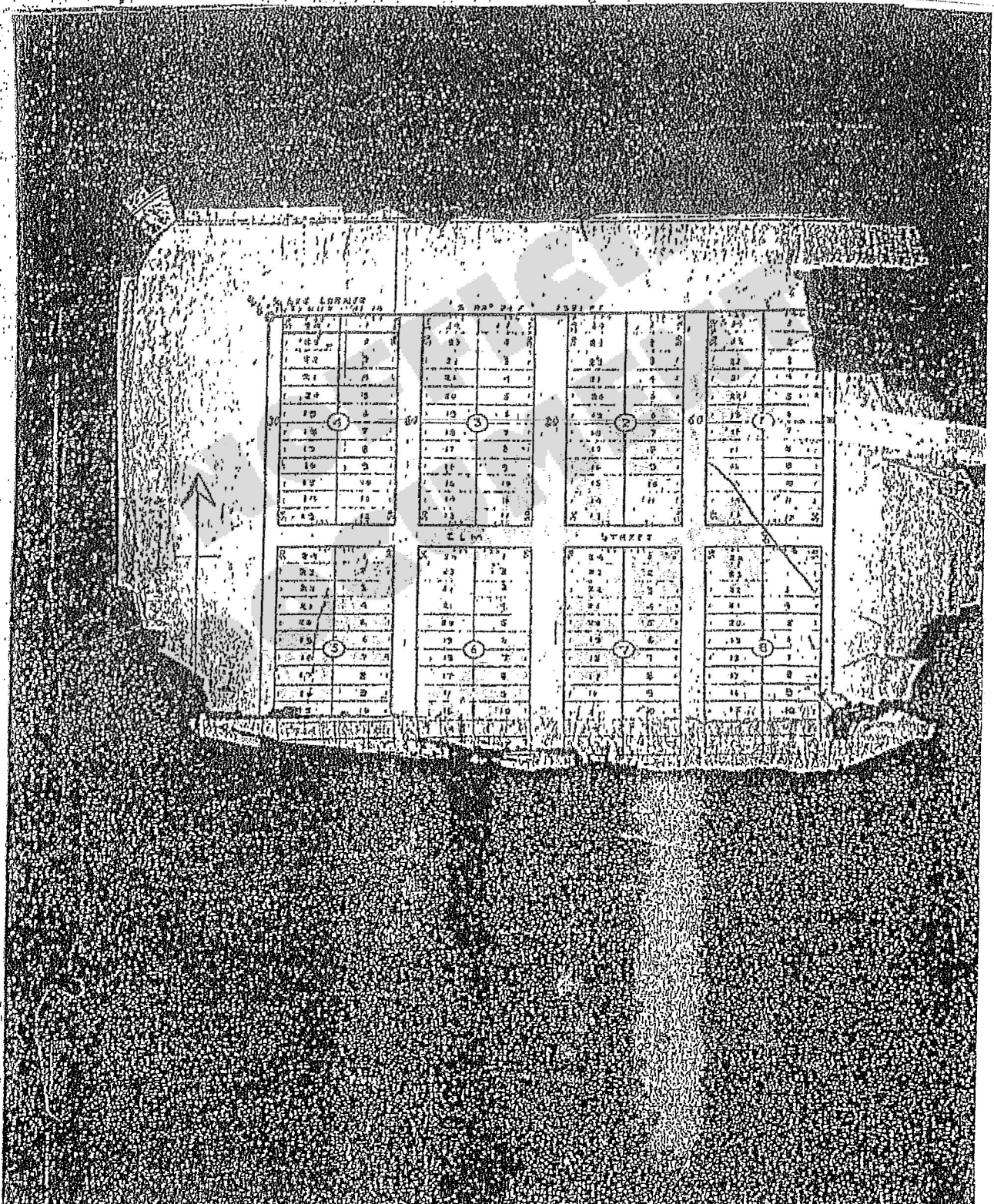


GULF SHORE MANOR
 BEING THE W^{1/2} OF THE SE & SEC 14 AND LOT 2, FRAC SEC 23
 T3S, R13W, WALTON COUNTY, FLORIDA.

PROMISED PLAT MADE FOR G. R. MAULD,
 RECORDED IN DEED BOOK 1946, RECORDS OF WALTON COUNTY, FLORIDA.
 MONUMENTS BY CORNERS MARKED TRUSTEES @ CORNERS. BEARING
 AZIMUTHS AND TRUES AND DETERMINED BY MEASUREMENTS SIGHTS &
 STATIONED EACH 100 FEET JULY 10 1924
R. D. NAUGLE
 LANDS & PLATS 1124
 PENSACOLA, FLORIDA

I hereby certify that the above and foregoing map or plat is a true and correct copy of the original instrument
 as filed for record at 8 o'clock A.M. on the 17th day of July, 1924
 Vol. 63 Page 203
 J. M. [Signature]
 Clerk, Circuit Court

EXHIBIT
 B



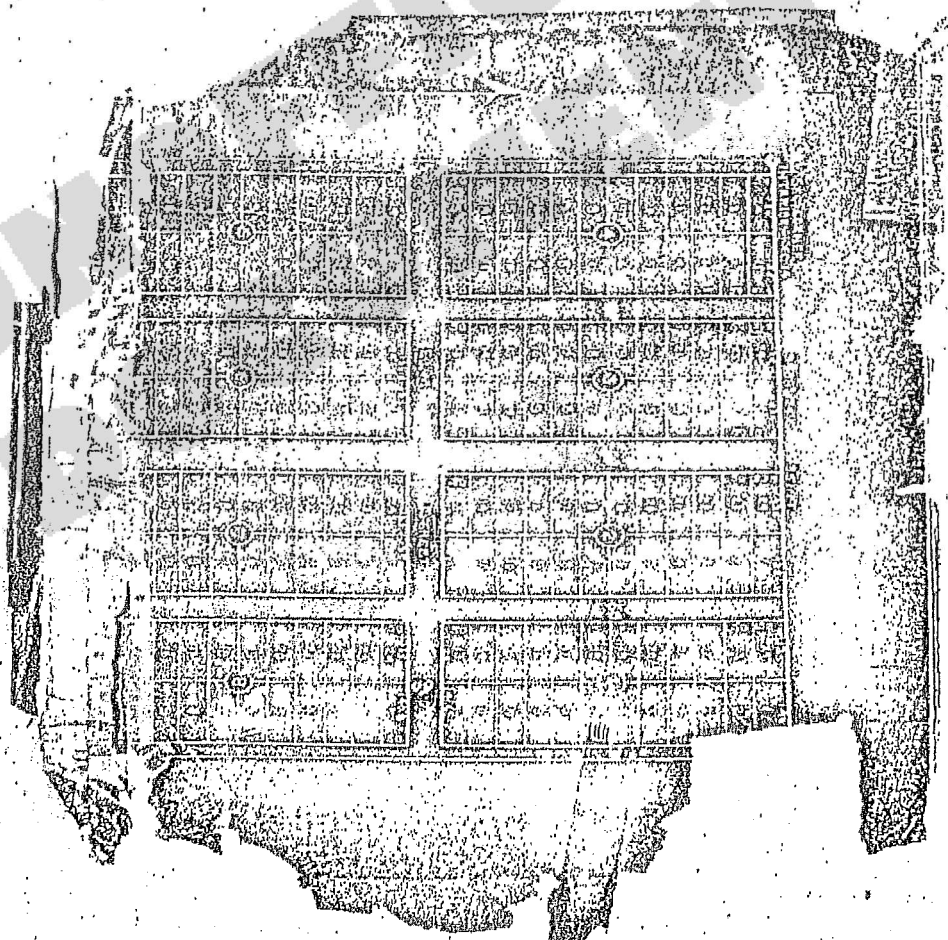
APRIL 1941

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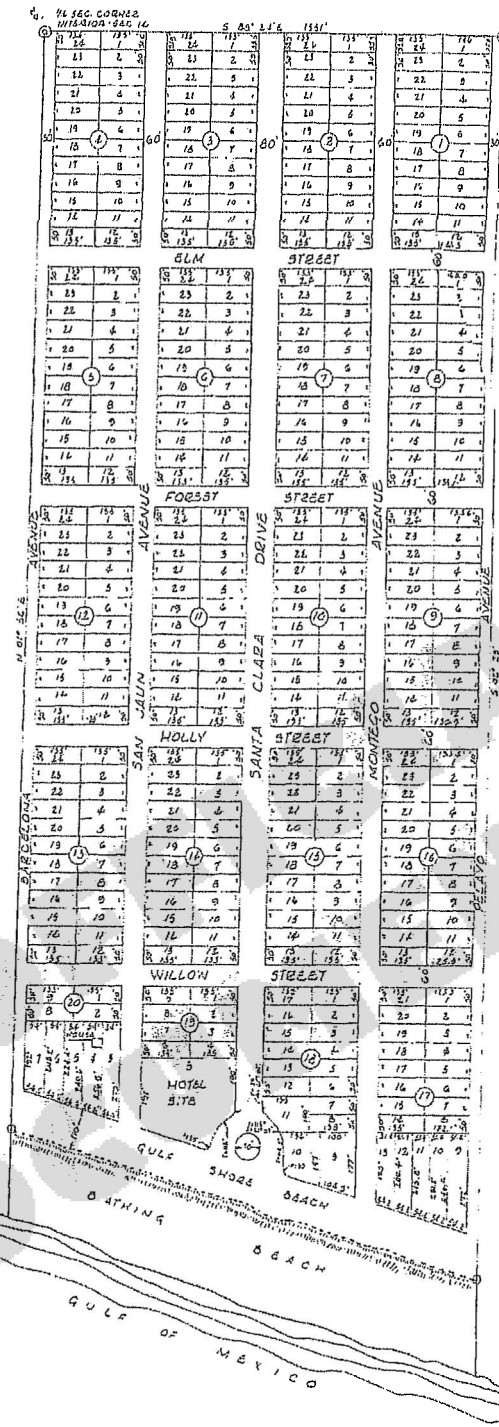
STATS

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71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

CONFIDENTIAL







Page 28

GULF SHORE MANOR

BEING THE W1/2 OF THE SE1/4 SECTION 14
AND LOT 2, FRAC SEC 23, T33, R19W,
WALTON COUNTY, FLORIDA.

PROPOSED PLAT MADE FOR G.R. MANUS
RECORDED IN DEED BOOK 63 PAGE 603 RE-
CORDS OF WALTON COUNTY, FLORIDA.

MONUMENTS AT CORNERS MARKED THUSLY @
CONTROLS SURVEY AZIMUTHS ARE TRUE AND
DETERMINED BY ASTRONOMICAL SIGHTS
SCALE: ONE INCH = 200 FEET

I HEREBY CERTIFY THAT THE ABOVE
FOREGOING MAP OR PLAT IS THE ORIGINAL
INSTRUMENT AS FILED FOR RECORD
8 O'CLOCK A.M. ON THE 17TH DAY
JULY, A.D. 1925.

M.T. MOUNTAIN, CLERK CIRCUIT COURT

Prepared by:
Richard P. Petermann, Esq.
ANCHORS SMITH GRIMSLEY, PLC
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547
(850) 863-4064

**Notice and Confirmation of Non-Dedication/Non-Offer or,
Alternatively,
Notice of Revocation of Offer of Dedication**

This NOTICE AND CONFIRMATION OF NON-DEDICATION/NON-OFFER OR, ALTERNATIVELY, NOTICE OF REVOCATION OF OFFER OF DEDICATION (the "Notice") is made this 31st day of May, 2021, by Larry B. Hooks as Trustee of the Dorothy Laird Williams 2017 Trust ("Property Owner"), and the Property Owner further recites:

WHEREAS, Property Owner owns Lot 2, Paradise Too, according to the plat thereof recorded in Plat Book 8, Page 6 of the Public Records of Walton County, Florida (a copy of the Plat of Paradise Too is attached hereto as Exhibit "A", said plat is herewith referred to as "Paradise Too"); and

WHEREAS, Paradise Too as described in the next preceding paragraph is a partial re-subdivision of the plat of Gulf Shore Manor, recorded in Deed Book 63, Page 603 of the Public Records of Walton County, Florida ("Gulf Shore Manor"); and

WHEREAS, the Property Owner owns a fee simple title to the real property located in Walton County, Florida described as Lot 2, Paradise Too, together with a portion of Barcelona Avenue more fully described as that portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, bounded on the north by a westerly extension of the northern boundary line of said Lot 2 and on the south by a westerly extension of the southern boundary line of said Lot 2 (the "Barcelona Private Property"); and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat of Gulf Shore Manor recorded at Plat Book 63, Page 603-606 (and apparently re-recorded in Plat Book 3, Page 28) of the Public Records of Walton County, Florida (the "Proposed Plat"), attached hereto as Exhibit "B," was not filed by the Record Titleholder, does not reference the Record Titleholder and was not executed by the Record Titleholder; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no dedication by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the filing of the Proposed Plat was not an offer to dedicate any roads, rights-of-ways, or other land by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no approval or acceptance by the Walton County Board of County Commissioners (the "BOCC"), its Engineer, or any other governmental agency or official, and the Walton County Clerk of Court did not certify the Proposed Plat; and

WHEREAS, the Property Owner desires to confirm the fact that legal title to the Barcelona Private Property was transferred to the Property Owner unencumbered by a dedication or an offer to dedicate to the public or otherwise; and

WHEREAS, except for improvements made by the Property Owner and their predecessors in title, who received prior approval by Walton County in the form of permits or otherwise, the Barcelona Private Property is undeveloped and unimproved; and

WHEREAS, the Barcelona Private Property has never been developed or improved upon by Walton County; and

WHEREAS, Walton County BOCC Resolution 1985-04 recites that the Proposed Plat was "never accepted formally by the Board of County Commissioners," and

WHEREAS, Resolution 1985-04 limits acceptance to portions of certain roads other than Barcelona Avenue that are depicted in the Proposed Plat; and

WHEREAS, Barcelona Private Property was never accepted by Walton County or its BOCC either expressly or through implication; and

WHEREAS, in the event that a determination, judicial or otherwise, is made that an offer to dedicate to the public the Barcelona Private Property, expressly or through implication, was made at any time prior to the execution of this Notice, the Property Owner hereby WITHDRAWS and REVOKES such offer and no government agency or its governing body, including Walton County and the BOCC, may accept any such offer; and

NOW THEREFORE, the Property Owner hereby Notifies and Confirms the following:

1. The above-recitals are true and correct and incorporated herein by reference.
2. The Property Owner and their predecessors in title never dedicated or offered to dedicate any portion of the Barcelona Private Property to the public in a manner which could be accepted by Walton County or any other governmental agency.
3. If the Property Owner's predecessors in title did dedicate or offer to dedicate any portion of the Barcelona Private Property to the public, then such offer is hereby WITHDRAWN and REVOKED and neither Walton County nor any other governmental agency or the public may accept such offer.

IN WITNESS WHEREOF, the Property Owner has caused this Notice to be executed by the undersigned:

Witnessed by:

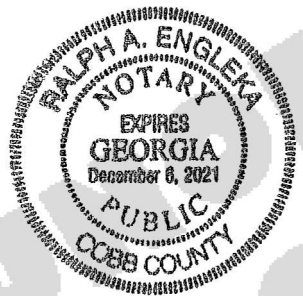
Patricia Bosfield Woods
Print Name: Patricia Bosfield-woods

Carole W. Hooks
Print Name: Carole W. Hooks

Larry B. Hooks
Larry B. Hooks as Trustee of the Dorothy Laird Williams 2017 Trust

STATE OF FLORIDA
COUNTY OF WALTON

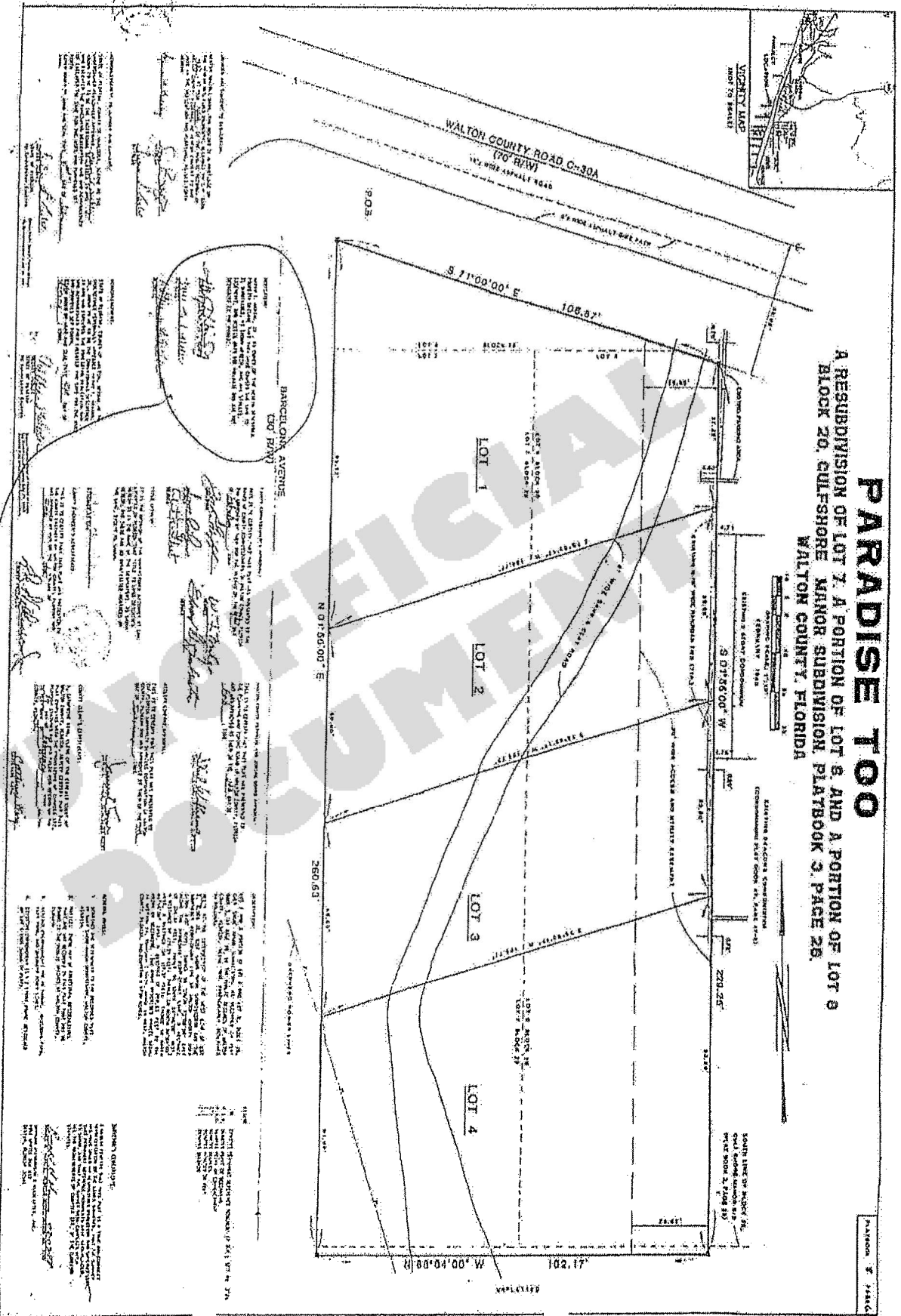
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of MAY, 2021, by Larry B. Hooks as Trustee of the Dorothy Laird Williams 2017 Trust who is personally known to me or _____ who produced _____ as identification and who did take an oath.



Ralph A. Engleka
Notary Public
My Commission Expires:

PARADISE TOO

A RESUBDIVISION OF LOT 7, A PORTION OF LOT 8, AND A PORTION OF LOT 9
 BLOCK 20, GULFSHORE MANOR SUBDIVISION, PLAYBOOK 3, PAGE 26,
 WALTON COUNTY, FLORIDA



HARRY HARRIS, JR 1988

EXHIBIT
 A



GULF SHORE MANOR
 BEING THE W 1/2 of the SE & SW 1/4 AND LOT 2, PRAC SEC 25
 T15S, R15W, WALTON COUNTY, FLORIDA.

PREPARED BY R. D. NAUGLE FOR THE MANOR.
 RECORDED IN DEED BOOK 1 PAGE 1 RECORDS OF WALTON COUNTY, FLORIDA.
 MONUMENTS AT CORNERS MARKED THUSBY @ COLLARS. ALL CITY
 AZIMUTHS ARE TRUE AND DETERMINED BY ASTRONOMICAL SIGHTS
 (SECTION ONE INCH TO ONE FOOT) DATE 10 JULY 1925
 R. D. NAUGLE
 ENGINEER, 704 LINDSEY ST
 PENNSYLVANIA, PENNSYLVANIA

I hereby certify that the above and foregoing map or Plat is a true and correct copy of the original instruments as filed for record at 8 o'clock A.M. on the 17th day of July, A. D. 1925.

Vol. 63 Page 603

R. D. Naugle
 Clerk Circuit Court

EXHIBIT
 B

Prepared by:
Richard P. Petermann, Esq.
ANCHORS SMITH GRIMSLEY, PLC
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547
(850) 863-4064

Notice and Confirmation of Non-Dedication/Non-Offer or,
Alternatively,
Notice of Revocation of Offer of Dedication

This NOTICE AND CONFIRMATION OF NON-DEDICATION/NON-OFFER OR, ALTERNATIVELY, NOTICE OF REVOCATION OF OFFER OF DEDICATION (the "Notice") is made this __ day of May, 2021, by Bobby G. Aycock ("Property Owner"), and the Property Owner further recites:

WHEREAS, Property Owner owns Lot 3, Paradise Too, according to the plat thereof recorded in Plat Book 8, Page 6 of the Public Records of Walton County, Florida (a copy of the Plat of Paradise Too is attached hereto as Exhibit "A", said plat is herewith referred to as "Paradise Too"); and

WHEREAS, Paradise Too as described in the next preceding paragraph is a partial re-subdivision of the plat of Gulf Shore Manor, recorded in Deed Book 63, Page 603 of the Public Records of Walton County, Florida ("Gulf Shore Manor"); and

WHEREAS, the Property Owner owns a fee simple title to the real property located in Walton County, Florida described as Lot 3, Paradise Too, together with a portion of Barcelona Avenue more fully described as that portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, bounded on the north by a westerly extension of the northern boundary line of said Lot 3 and on the south by a westerly extension of the southern boundary line of said Lot 3 (the "Barcelona Private Property"); and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat of Gulf Shore Manor recorded at Plat Book 63, Page 603-606 (and apparently re-recorded in Plat Book 3, Page 28) of the Public Records of Walton County, Florida (the "Proposed Plat"), attached hereto as Exhibit "B," was not filed by the Record Titleholder, does not reference the Record Titleholder and was not executed by the Record Titleholder; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no dedication by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the filing of the Proposed Plat was not an offer to dedicate any roads, rights-of-ways, or other land by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no approval or acceptance by the Walton County Board of County Commissioners (the "BOCC"), its Engineer, or any other governmental agency or official, and the Walton County Clerk of Court did not certify the Proposed Plat; and

WHEREAS, the Property Owner desires to confirm the fact that legal title to the Barcelona Private Property was transferred to the Property Owner unencumbered by a dedication or an offer to dedicate to the public or otherwise; and

WHEREAS, except for improvements made by the Property Owner and their predecessors in title, who received prior approval by Walton County in the form of permits or otherwise, the Barcelona Private Property is undeveloped and unimproved; and

WHEREAS, the Barcelona Private Property has never been developed or improved upon by Walton County; and

WHEREAS, Walton County BOCC Resolution 1985-04 recites that the Proposed Plat was "never accepted formally by the Board of County Commissioners," and

WHEREAS, Resolution 1985-04 limits acceptance to portions of certain roads other than Barcelona Avenue that are depicted in the Proposed Plat; and

WHEREAS, Barcelona Private Property was never accepted by Walton County or its BOCC either expressly or through implication; and

WHEREAS, in the event that a determination, judicial or otherwise, is made that an offer to dedicate to the public the Barcelona Private Property, expressly or through implication, was made at any time prior to the execution of this Notice, the Property Owner hereby WITHDRAWS and REVOKES such offer and no government agency or its governing body, including Walton County and the BOCC, may accept any such offer; and

NOW THEREFORE, the Property Owner hereby Notifies and Confirms the following:

1. The above-recitals are true and correct and incorporated herein by reference.
2. The Property Owner and their predecessors in title never dedicated or offered to dedicate any portion of the Barcelona Private Property to the public in a manner which could be accepted by Walton County or any other governmental agency.
3. If the Property Owner's predecessors in title did dedicate or offer to dedicate any portion of the Barcelona Private Property to the public, then such offer is hereby WITHDRAWN and REVOKED and neither Walton County nor any other governmental agency or the public may accept such offer.

IN WITNESS WHEREOF, the Property Owner has caused this Notice to be executed by the undersigned:

Witnessed by:

[Signature]
Print Name: ROBERT A. GILES

[Signature]
Bobby G. Aycock

[Signature]
Print Name: KENNEDY CHUA

STATE OF FLORIDA
COUNTY OF WALTON

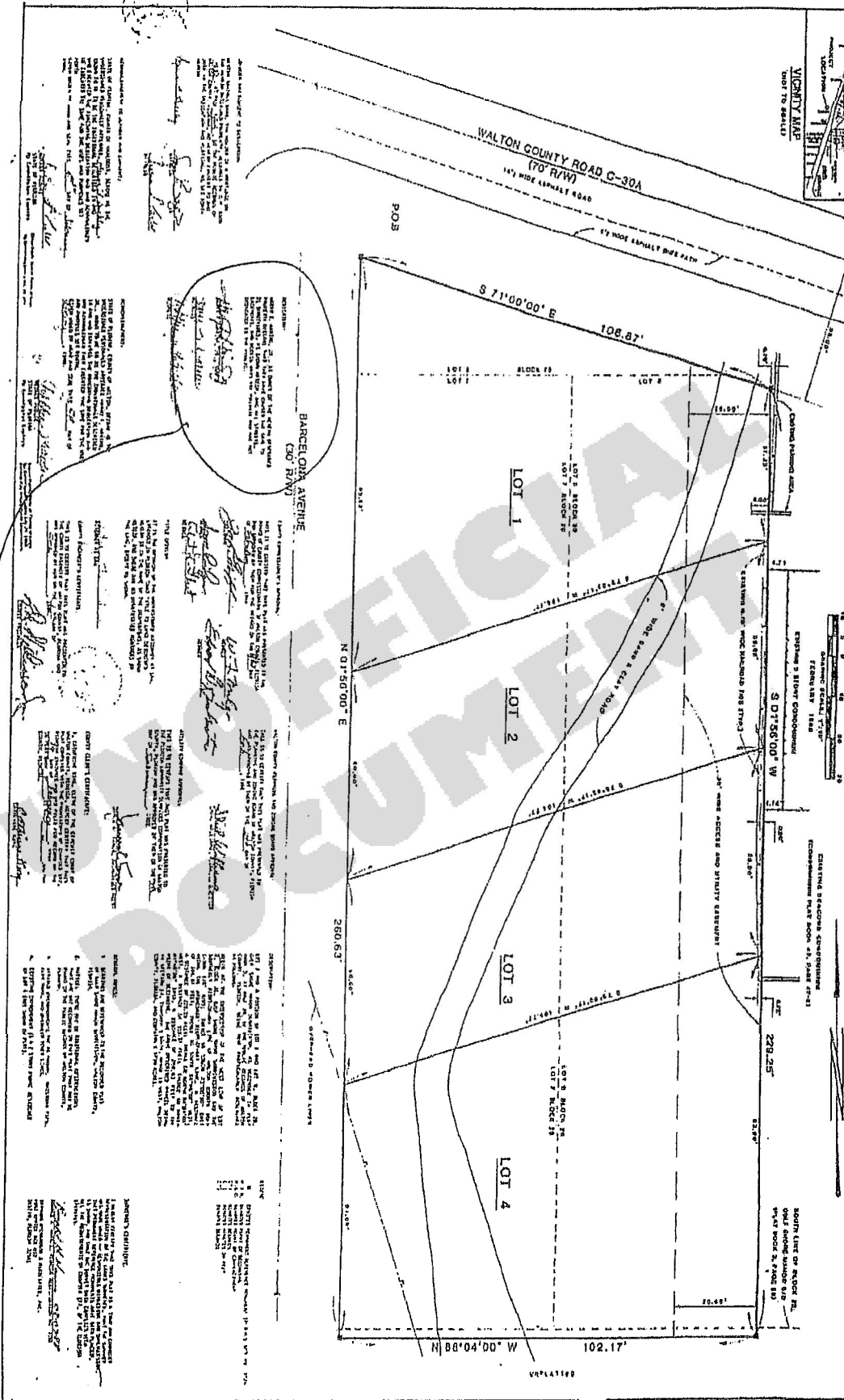
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of MAY, 2021, by Bobby G. Aycock who is personally known to me or who produced as identification and who did take an oath.



[Signature]
Notary Public
My Commission Expires: 2/11/2022

PARADISE TOO

A RESUBDIVISION OF LOT 7, A PORTION OF LOT 8 AND A PORTION OF LOT 9
 BLOCK 20, GULFSHORE MANOR SUBDIVISION, PLATBOOK 3, PAGE 28.
 WALTON COUNTY, FLORIDA



HARRY HARRIS, JR 1988

EXHIBIT
 A



GULF SHORE MANOR
 BEING THE W/4 OF THE SE & SEC 14 AND 1 & 2, T38, R18 W, WALTON COUNTY, FLORIDA.

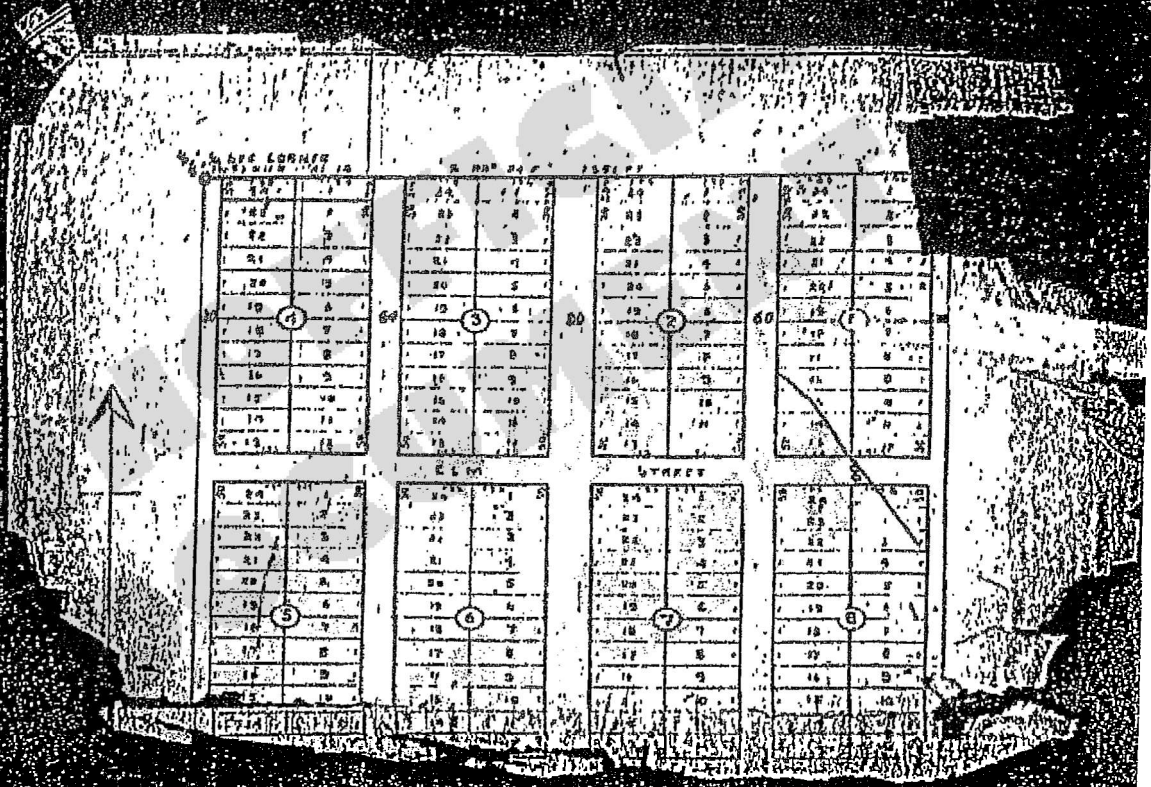
PROPOSED PLAT MADE FOR B. R. NAUGLE
 RECORDED IN DEED BOOK 1 PAGE RECORDS OF WALTON COUNTY, FLORIDA
 MONUMENTS AT CORNERS MARKED THUSLY @ CORNERS SURVEY
 AZIMUTHS ARE TRUE AND DETERMINED BY GEODESIC SIGHTS
 BEARINGS TRUE TO THE
 DATE 20 JULY 1925
 B. D. NAUGLE
 SURVEYOR FOR STATE OF FLORIDA
 PENSACOLA, FLORIDA

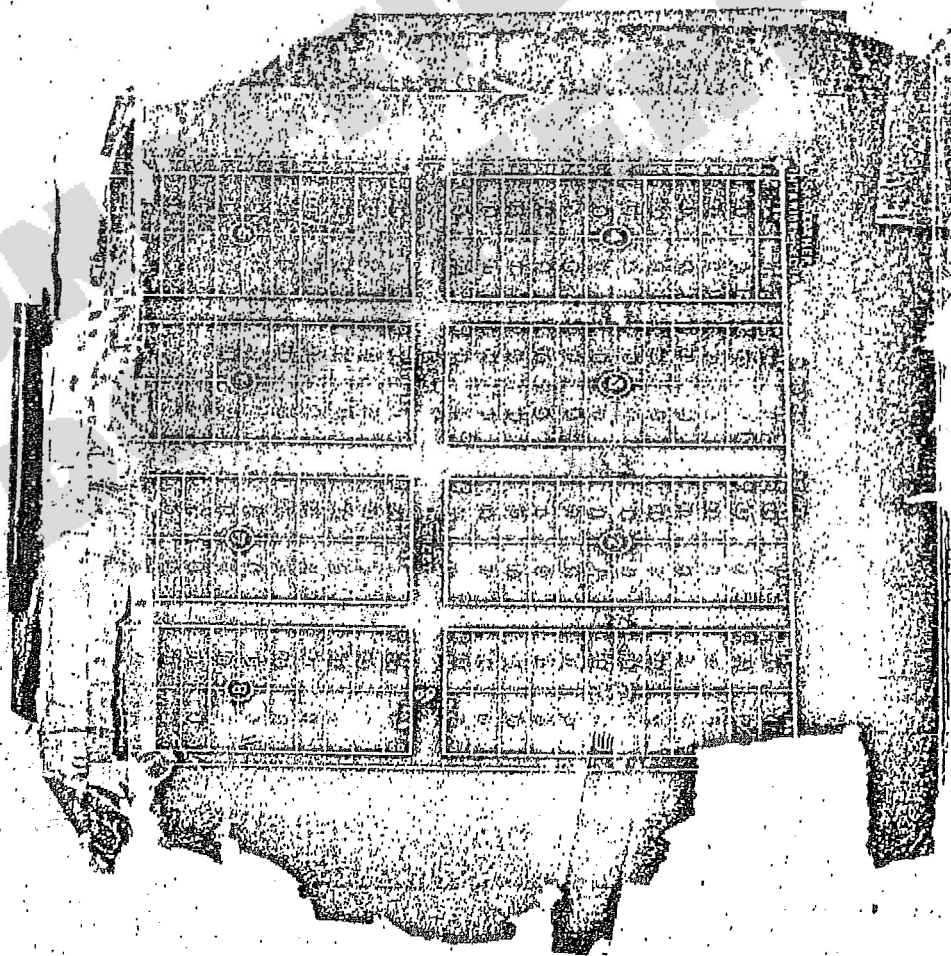
I hereby certify that the above and foregoing map or plat is a true and correct copy of the original instrument as filed for record at 8 o'clock A.M. on the 17th day of July, A. D. 1925

Vol. 63 - Page 603

W. H. Mountain
 Clerk Circuit Court

EXHIBIT
 B

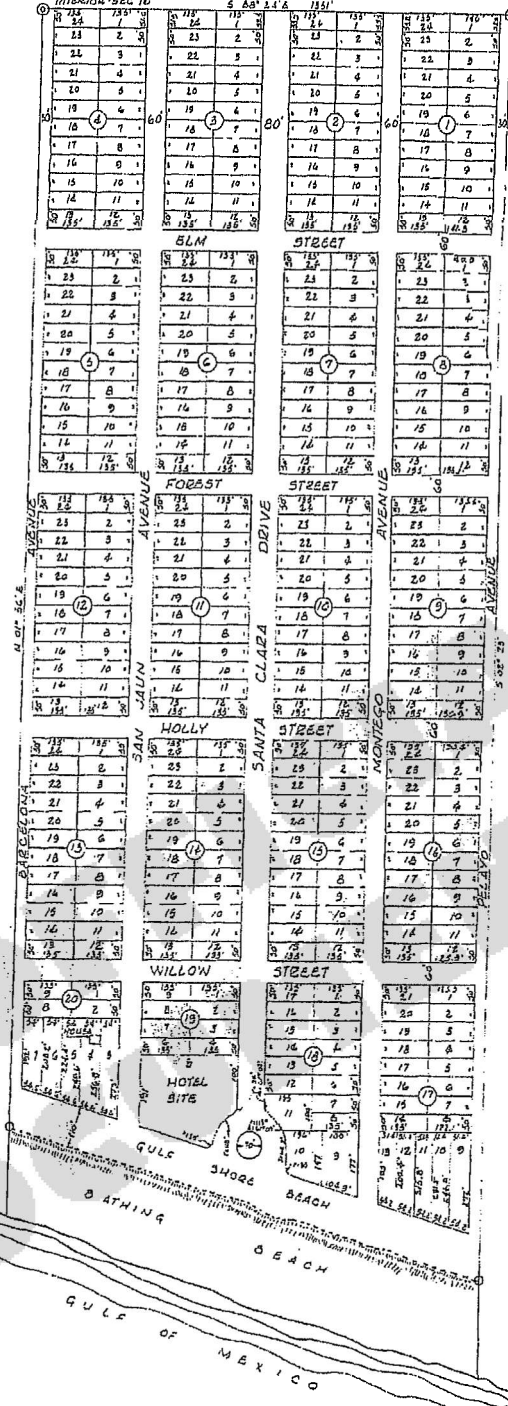






1/2 SEC. CORNER
 INFERIOR 242.16

Page 28



GULF SHORE MANOR

BEING THE W1/2 OF THE SE1/4 SECTION 14
 AND LOT 2, FRAC SEC 23, T33, R19W,
 WALTON COUNTY, FLORIDA

PROPOSED PLAT MADE FOR G.P. MANUS.
 RECORDED IN DEED BOOK 63 PAGE 603 RE-
 CORDS OF WALTON COUNTY, FLORIDA.

MONUMENTS AT CORNERS MARKED THUSLY @
 CONTROLS SURVEY AZIMUTHS ARE TRUE AND
 DETERMINED BY ASTRONOMICAL SIGHTS
 SCALE: 1" = 200 FEET

I HEREBY CERTIFY THAT THE ABOVE
 FOREGOING MAP OR PLAT IS THE ORIGINAL
 INSTRUMENT AS FILED FOR RECORD
 8 O'CLOCK A.M. ON THE 17TH DAY
 JULY, A.D. 1925.

N. T. FOUNTAIN, CLERK CIRCUIT COURT

Prepared by:
Richard P. Petermann, Esq.
ANCHORS SMITH GRIMSLEY, PLC
909 Mar Walt Drive, Suite 1014
Fort Walton Beach, FL 32547
(850) 863-4064

**Notice and Confirmation of Non-Dedication/Non-Offer or,
Alternatively,
Notice of Revocation of Offer of Dedication**

This NOTICE AND CONFIRMATION OF NON-DEDICATION/NON-OFFER OR, ALTERNATIVELY, NOTICE OF REVOCATION OF OFFER OF DEDICATION (the "Notice") is made this ___ day of May, 2021, by Steven Mark Leen and Tamara Leen, husband and wife ("Property Owner"), and the Property Owner further recites:

WHEREAS, Property Owner owns Lot 1, Paradise Too, according to the plat thereof recorded in Plat Book 8, Page 6 of the Public Records of Walton County, Florida (a copy of the Plat of Paradise Too is attached hereto as Exhibit "A", said plat is herewith referred to as "Paradise Too"); and

WHEREAS, Paradise Too as described in the next preceding paragraph is a partial re-subdivision of the plat of Gulf Shore Manor, recorded in Deed Book 63, Page 603 of the Public Records of Walton County, Florida ("Gulf Shore Manor"); and

WHEREAS, the Property Owner owns a fee simple title to the real property located in Walton County, Florida described as Lot 1, Paradise Too, together with a portion of Barcelona Avenue more fully described as that portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, bounded on the north by a westerly extension of the northern boundary line of said Lot 1 and on the south by a westerly extension of the southern boundary line of said Lot 1 (the "Barcelona Private Property"); and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat of Gulf Shore Manor recorded at Plat Book 63, Page 603-606 (and apparently re-recorded in Plat Book 3, Page 28) of the Public Records of Walton County, Florida (the "Proposed Plat"), attached hereto as Exhibit "B," was not filed by the Record Titleholder, does not reference the Record Titleholder and was not executed by the Record Titleholder; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no dedication by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the filing of the Proposed Plat was not an offer to dedicate any roads, rights-of-ways, or other land by the Record Titleholder or otherwise; and

WHEREAS, the Property Owner desires to confirm the fact that the Proposed Plat contains no approval or acceptance by the Walton County Board of County Commissioners (the "BOCC"), its Engineer, or any other governmental agency or official, and the Walton County Clerk of Court did not certify the Proposed Plat; and

WHEREAS, the Property Owner desires to confirm the fact that legal title to the Barcelona Private Property was transferred to the Property Owner unencumbered by a dedication or an offer to dedicate to the public or otherwise; and

WHEREAS, except for improvements made by the Property Owner and their predecessors in title, who received prior approval by Walton County in the form of permits or otherwise, the Barcelona Private Property is undeveloped and unimproved; and

WHEREAS, the Barcelona Private Property has never been developed or improved upon by Walton County; and

WHEREAS, Walton County BOCC Resolution 1985-04 recites that the Proposed Plat was "never accepted formally by the Board of County Commissioners," and

WHEREAS, Resolution 1985-04 limits acceptance to portions of certain roads other than Barcelona Avenue that are depicted in the Proposed Plat; and

WHEREAS, Barcelona Private Property was never accepted by Walton County or its BOCC either expressly or through implication; and

WHEREAS, in the event that a determination, judicial or otherwise, is made that an offer to dedicate to the public the Barcelona Private Property, expressly or through implication, was made at any time prior to the execution of this Notice, the Property Owner hereby WITHDRAWS and REVOKES such offer and no government agency or its governing body, including Walton County and the BOCC, may accept any such offer; and

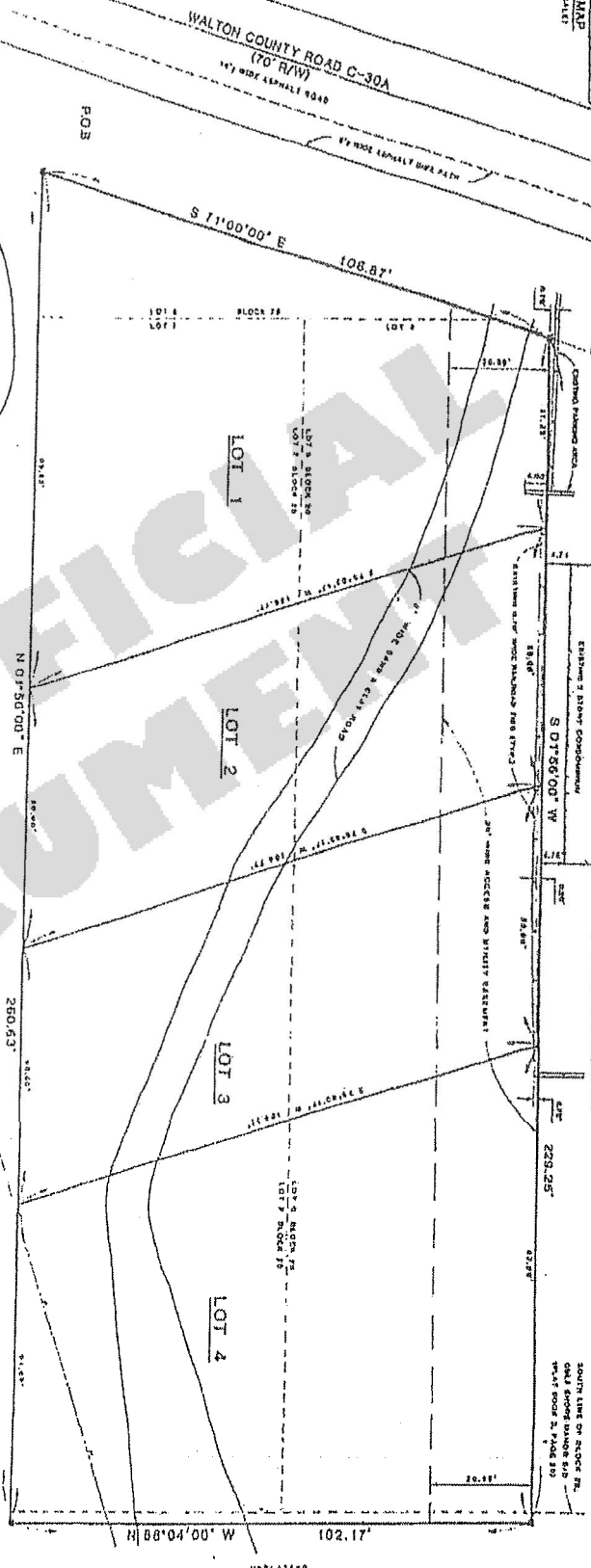
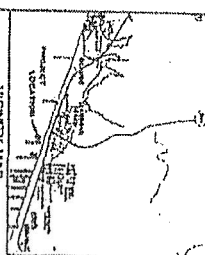
NOW THEREFORE, the Property Owner hereby Notifies and Confirms the following:

1. The above-recitals are true and correct and incorporated herein by reference.
2. The Property Owner and their predecessors in title never dedicated or offered to dedicate any portion of the Barcelona Private Property to the public in a manner which could be accepted by Walton County or any other governmental agency.
3. If the Property Owner's predecessors in title did dedicate or offer to dedicate any portion of the Barcelona Private Property to the public, then such offer is hereby WITHDRAWN and REVOKED and neither Walton County nor any other governmental agency or the public may accept such offer.

IN WITNESS WHEREOF, the Property Owner has caused this Notice to be executed by the undersigned:

PARADISE TOO

A RESUBDIVISION OF LOT 7, A PORTION OF LOT 6, AND A PORTION OF LOT 8
 BLOCK 20, GULFSHORE MANOR SUBDIVISION, PLATBOOK 3, PAGE 29,
 WALTON COUNTY, FLORIDA



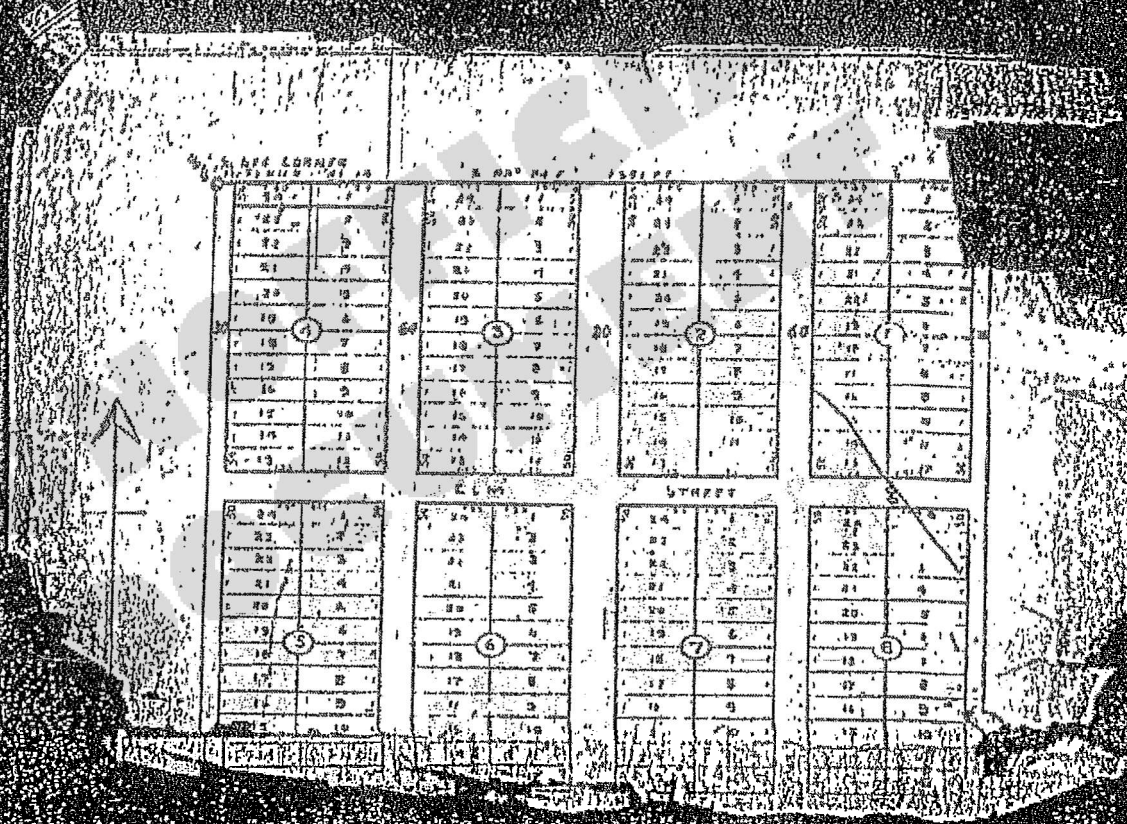
REMARKS:
 1. THIS SUBDIVISION IS BEING MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 218, F.S., AND THE PROVISIONS OF THE PLATBOOK 3, PAGE 29, WALTON COUNTY, FLORIDA.
 2. THE TOTAL AREA OF THIS SUBDIVISION IS 10.00 ACRES.
 3. THE TOTAL AREA OF LOT 1 IS 1.00 ACRES.
 4. THE TOTAL AREA OF LOT 2 IS 1.00 ACRES.
 5. THE TOTAL AREA OF LOT 3 IS 1.00 ACRES.
 6. THE TOTAL AREA OF LOT 4 IS 1.00 ACRES.
 7. THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.
 8. THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.
 9. THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.
 10. THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.

DEED:
 THIS DEED IS BEING FILED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 218, F.S., AND THE PROVISIONS OF THE PLATBOOK 3, PAGE 29, WALTON COUNTY, FLORIDA.
 THE TOTAL AREA OF THIS DEED IS 10.00 ACRES.
 THE TOTAL AREA OF LOT 1 IS 1.00 ACRES.
 THE TOTAL AREA OF LOT 2 IS 1.00 ACRES.
 THE TOTAL AREA OF LOT 3 IS 1.00 ACRES.
 THE TOTAL AREA OF LOT 4 IS 1.00 ACRES.
 THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.
 THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.
 THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.

RECORDING:
 THIS DEED IS BEING FILED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 218, F.S., AND THE PROVISIONS OF THE PLATBOOK 3, PAGE 29, WALTON COUNTY, FLORIDA.
 THE TOTAL AREA OF THIS DEED IS 10.00 ACRES.
 THE TOTAL AREA OF LOT 1 IS 1.00 ACRES.
 THE TOTAL AREA OF LOT 2 IS 1.00 ACRES.
 THE TOTAL AREA OF LOT 3 IS 1.00 ACRES.
 THE TOTAL AREA OF LOT 4 IS 1.00 ACRES.
 THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.
 THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.
 THE TOTAL AREA OF THE REMAINDER OF LOT 7, LOT 6, AND LOT 8 IS 6.00 ACRES.

HARRY HARRIS, JR 1988

EXHIBIT
 A





This instrument prepared by:
Richard P. Petermann, P.A.
Anchors Smith Grimsley
909 Mar Walt Drive, Ste. 1014
Fort Walton Beach, Florida 32547
(850) 863-4064

THE PREPARER HEREOF HAS NOT BEEN REQUESTED TO PROVIDE TITLE INSURANCE OR TO INSURE THE TITLE AND ASSUMES NO LIABILITY FOR ANY TITLE DEFECTS.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 22 day of MAY, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, husband and wife, whose address is P.O. Box 1849, Auburn, AL 36831, First Party, to Brooke Development Company, LLC, whose post office address is P.O. Box 2400, Mountain Home, Arkansas 72654, Second Party:

WITNESSETH, That the said First Party, for and in consideration of the sum of \$1.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, the following described piece or parcel of land, situate, lying and being in the County of Walton, State of Florida, to-wit:

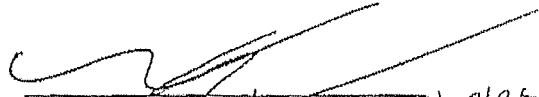
That portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, of the Public Records of Walton County, Florida, which lies to the west of the real property described in the Warranty Deed from First Party to Second Party which is recorded in Official Records Book 3032, Page 4327, of the Public Records of Walton County, Florida, and bounded on the north by the westerly extension of the northern boundary line of the land described in said Deed.


Property Tax ID #14-3S-19-25040-020-0060

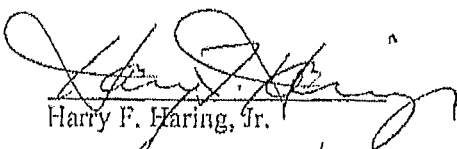
TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging or in anywise appertaining, to Second Party forever.


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

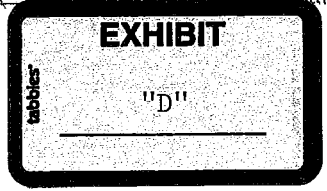
Signed, sealed and delivered
in the presence of:


Print witness name: Arthur J. Stapleton


Print witness name: Don M. Miller

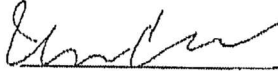

Harry F. Haring, Jr.



Nancy J. Haring



State of Florida
County of Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of March, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, who is/are personally known to me or who produced FL Drivers License as identification.


Notary Public Ian Connolly

 Ian Connolly
Notary Public
State of Florida
Comm# HH077962
Expires 1/6/2025

UNOFFICIAL
DOCUMENT

This instrument prepared by:
Richard P. Petermann, P.A.
Anchors Smith Grimsley
909 Mar Walt Drive, Ste. 1014
Fort Walton Beach, Florida 32547
(850) 863-4064

THE PREPARER HEREOF HAS NOT BEEN REQUESTED TO PROVIDE TITLE INSURANCE OR TO
INSURE THE TITLE AND ASSUMES NO LIABILITY FOR ANY TITLE DEFECTS.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 22 day of MAY, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, husband and wife, whose address is P.O. Box 1849, Auburn, AL 36831, First Party, to Nancy B. Cooke, whose post office address is P.O. Box 330988, Nashville, Tennessee 37203, Second Party:

WITNESSETH, That the said First Party, for and in consideration of the sum of \$1.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, the following described piece or parcel of land, situate, lying and being in the County of Walton, State of Florida, to-wit:

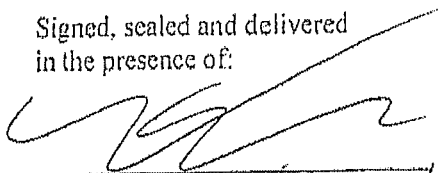
That portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, of the Public Records of Walton County, Florida, which lies to the west of Lot 4, Paradise Too, per Plat Book 8, Page 6, of the Public Records of Walton County, Florida, and bounded on the north by a westerly extension of the northern boundary line of said Lot 4 and on the south by a westerly extension of the southern boundary line of said Lot 4.

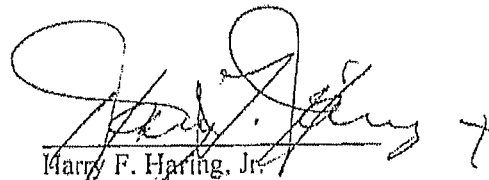
Property Tax ID #14-3S-19-25200-000-0040


TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging or in anywise appertaining, to Second Party forever.

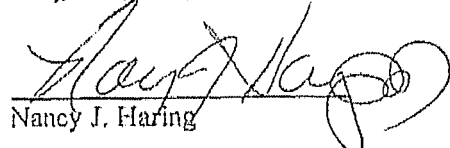
IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

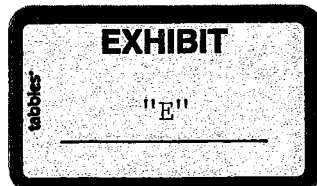
Signed, sealed and delivered
in the presence of:


Print witness name: Nathaniel Sappleton


Harry F. Haring, Jr.



Print witness name: Pam Smith

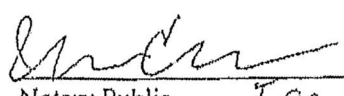

Nancy J. Haring



State of Florida
County of Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of March, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, who is/are personally known to me or who produced FL Driver's License as identification.

 Ian Connolly
Notary Public
State of Florida
Comm# HH077962
Expires 1/6/2025


Notary Public Ian Connolly

UNOFFICIAL
DOCUMENT

This instrument prepared by:
Richard P. Petermann, P.A.
Anchors Smith Grimsley
909 Mar Walt Drive, Ste. 1014
Fort Walton Beach, Florida 32547
(850) 863-4064

THE PREPARER HEREOF HAS NOT BEEN REQUESTED TO PROVIDE TITLE INSURANCE OR TO INSURE THE TITLE AND ASSUMES NO LIABILITY FOR ANY TITLE DEFECTS.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 22 day of MARCH, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, husband and wife, whose address is P.O. Box 1849, Auburn, AL 36831, First Party, to Bobby G. Aycock, whose post office address is 3118 Carlisle Road, Birmingham, Alabama 35213, Second Party:

WITNESSETH, That the said First Party, for and in consideration of the sum of \$1.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, the following described piece or parcel of land, situate, lying and being in the County of Walton, State of Florida, to-wit:

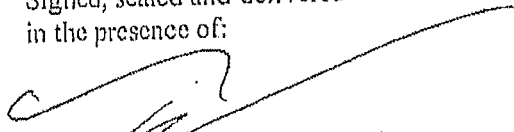
That portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, of the Public Records of Walton County, Florida, which lies to the west of Lot 3, Paradise Too, per Plat Book 8, Page 6, of the Public Records of Walton County, Florida, and bounded on the north by a westerly extension of the northern boundary line of said Lot 3 and on the south by a westerly extension of the southern boundary line of said Lot 3.

Property Tax ID #14-3S-19-25200-000-0030

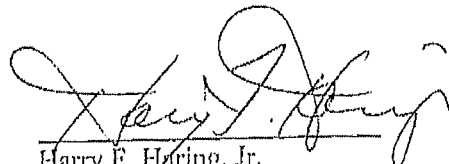
TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging or in anywise appertaining, to Second Party forever.

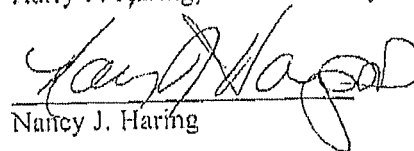
IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the day and year first above written.

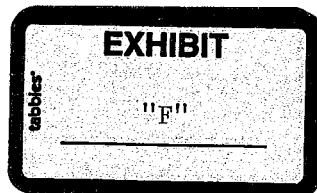
Signed, sealed and delivered
in the presence of:


Print witness name: Nathan Stapp


Print witness name: Pam Miller

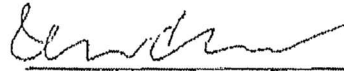

Harry F. Haring, Jr.



Nancy J. Haring



State of Florida
County of Waltton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of March, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, who is/are personally known to me or who produced Fl Drivers Licenses as identification.


Notary Public Ian Connolly

 Ian Connolly
Notary Public
State of Florida
Comm# HH077962
Expires 1/6/2025

UNOFFICIAL
DOCUMENT

This instrument prepared by:
Richard P. Petermann, P.A.
Anchors Smith Grimsley
909 Mar Walt Drive, Ste. 1014
Fort Walton Beach, Florida 32547
(850) 863-4064

THE PREPARER HEREOF HAS NOT BEEN REQUESTED TO PROVIDE TITLE INSURANCE OR TO INSURE THE TITLE AND ASSUMES NO LIABILITY FOR ANY TITLE DEFECTS.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 22 day of MARCH, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, husband and wife, whose address is P.O. Box 1849, Auburn, AL 36831, First Party, to Larry B. Hooks as Trustee of the Dorothy Laird Williams 2017 Trust, whose post office address is 20 Periwinkle Lane, Santa Rosa Beach, Florida 32459, Second Party:

WITNESSETH, That the said First Party, for and in consideration of the sum of \$1.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, the following described piece or parcel of land, situate, lying and being in the County of Walton, State of Florida, to-wit:


That portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, of the Public Records of Walton County, Florida, which lies to the west of Lot 2, Paradise Too, per Plat Book 8, Page 6, of the Public Records of Walton County, Florida, and bounded on the north by a westerly extension of the northern boundary line of said Lot 2 and on the south by a westerly extension of the southern boundary line of said Lot 2.


Property Tax ID #14-3S-19-25200-000-0020

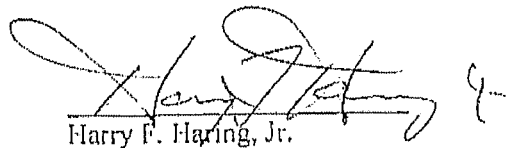
TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging or in anywise appertaining, to Second Party forever.

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

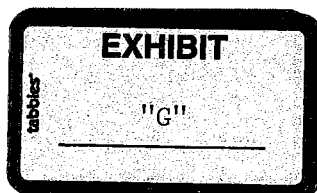
Signed, sealed and delivered
in the presence of:


Print witness name: Nathaniel Soper


Print witness name: Pam M. Smith

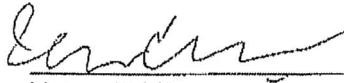

Harry F. Haring, Jr.

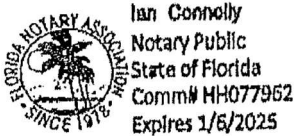

Nancy J. Haring



State of Florida
County of Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of March, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, who is/are personally known to me or who produced FL Drivers License as identification.


Notary Public Ian Connolly



UNOFFICIAL
DOCUMENT

This instrument prepared by:
Richard P. Petermann, P.A.
Anchors Smith Grimsley
909 Mar Walt Drive, Ste. 1014
Fort Walton Beach, Florida 32547
(850) 863-4064

THE PREPARER HEREOF HAS NOT BEEN REQUESTED TO PROVIDE TITLE INSURANCE OR TO INSURE THE TITLE AND ASSUMES NO LIABILITY FOR ANY TITLE DEFECTS.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 20 day of MARCH, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, husband and wife, whose address is P.O. Box 1849, Auburn, AL 36831, First Party, to Steven Mark Leen and Tamara Leen, husband and wife, whose post office address is 12 Periwinkle Lane, Santa Rosa Beach, Florida 32459, Second Party:

WITNESSETH, That the said First Party, for and in consideration of the sum of \$1.00 in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, the following described piece or parcel of land, situate, lying and being in the County of Walton, State of Florida, to-wit:


That portion of Barcelona Avenue as depicted on the map of Gulf Shore Manor, recorded in Deed Book 63, Page 603, of the Public Records of Walton County, Florida, which lies to the west of Lot 1, Paradise Too, per Plat Book 8, Page 6, of the Public Records of Walton County, Florida, and bounded on the north by a westerly extension of the northern boundary line of said Lot 1 and on the south by a westerly extension of the southern boundary line of said Lot 1.

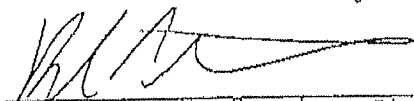
Property Tax ID #14-38-19-25200-000-0010

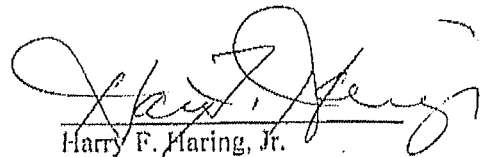
TO HAVE AND TO HOLD the same together with all appurtenances thereunto belonging or in anywise appertaining, to Second Party forever.

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

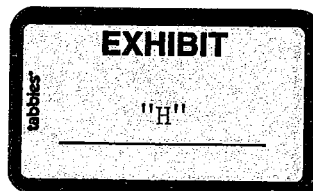
Signed, sealed and delivered
in the presence of:


Print witness name: Leah Shelquist


Print witness name: David L. Staples



Harry F. Haring, Jr.



Nancy J. Haring



State of Florida
County of Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of March, 2021, by Harry F. Haring, Jr. and Nancy J. Haring, who is/are personally known to me or who produced Florida Driver's License as identification.


Notary Public Ian Connolly

 Ian Connolly
Notary Public
State of Florida
Comm# HH077962
Expires 1/6/2025

UNOFFICIAL
DOCUMENT