

Prepared by and return to:
Kerry Anne Schultz, Esquire
Schultz Law Group, P.L.L.C.
2779 Gulf Breeze Parkway
Gulf Breeze, Florida 32563

ASSIGNMENT OF DECLARANT RIGHTS UNDER FINAL PLAT,
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
AND HOMEOWNERS' ASSOCIATION
FOR WHITLEY ESTATES

THIS ASSIGNMENT OF DECLARANT RIGHTS under the Final Plat of Whitley Estates, the Declaration of Conditions, Restrictions, and Covenants of Whitley Estates, and the Articles of Incorporation of the Whitley Estates Homeowners' Association, and Bylaws of the Whitley Estates Homeowners' Association, Inc., a Florida corporation, is hereby made effective on the 14th day of March, 2023, by and between Whitley Estates Development, LLC, a Florida Limited Liability Company, with an address of 2301 N. 9th Avenue, Suite 300, Pensacola, Florida 32503, as Assignor, and Truland Homes, LLC, an Alabama Limited Liability Company, with an address of 29891 Woodrow Lane, Unit 300, Spanish Fort, Alabama 36527, as Assignee, for that certain real property located in Santa Rosa County, Florida, and more particularly described as:

LEGAL DESCRIPTION AS CONTAINED IN THE ATTACHED EXHIBIT "A".

AND for good and valuable consideration the receipt whereof is hereby acknowledged, Assignor does hereby assign to Assignee, and Assignee does hereby accept from Assignor, each and every of the rights, benefits, and privileges of the Developer and Declarant as created by, and set forth in, or which arise out of, any and all of the following instruments to same intent and purposes as if they joined in the original dedication and creation of the following:

the Final Plat of Whitley Estates as recorded in Plat Book 14 at Page 32, of the Public Records of Santa Rosa County, Florida; and,

the Declaration of Conditions, Restriction, and Covenants of Whitley Estates, as recorded in Official Records Book 4293 at Page 1305, of the Public Records of Santa Rosa County, Florida; and,

the Articles of Incorporation of the Whitley Estates Homeowners' Association, Inc., as recorded in Official Records Book 4293 at Page 1334, of the Public Records of Santa Rosa County, Florida; and,

the By-Laws of the Whitley Estates Homeowners' Association, Inc., as recorded in Official Records Book 4293 at Page 1343, of the Public Records of Santa Rosa County, Florida; and,

Assignee accepts and assumes under this assignment any and all burdens, liabilities, and/or obligations of the Developer and Declarant under the above stated instruments.

UNOFFICIAL

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

Signed, sealed, and delivered in our presence:
(Please print witness' names beneath signatures.)

WITNESSES:

Jennifer Bass
Print: Jennifer J. Bass

Donald Spous
Print: Donald Spous

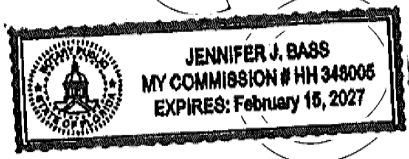
ASSIGNOR

Paul A. Battle
WHITLEY ESTATES DEVELOPMENT, LLC,
A Florida Limited Liability Company
By: Paul A. Battle
Its: Manager

STATE OF FLORIDA
COUNTY OF Escambia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of March, 2023, by **Paul A. Battle, Manager of WHITLEY ESTATES DEVELOPMENT, LLC, a Florida Limited Liability Company** who is personally known to me or who has produced _____ as identification and has not taken an oath.

Jennifer Bass
NOTARY PUBLIC
Commission No.:
My Commission Expires:



PRY

UN

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

Signed, sealed, and delivered in our presence:
(Please print witness' names beneath signatures.)

WITNESSES:

Print: Whitney Watson

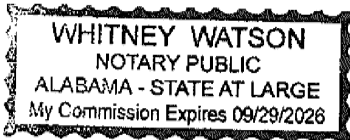
Print: Hansen Babington

ASSIGNEE

[Signature]
TRULAND HOMES, LLC,
An Alabama Limited Liability Company
By: Nathan L. Cox
Its: CEO

Alabama
STATE OF ~~FLORIDA~~
COUNTY OF Baldwin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of March, 2023, by Nathan L. Cox, Chief Executive Officer of TRULAND HOMES, LLC, an Alabama Limited Liability Company who is personally known to me or who has produced _____ as identification and has not taken an oath.



[Signature]
NOTARY PUBLIC
Commission No.: N/A
My Commission Expires: Sept. 29, 2026

OPY

UN

EXHIBIT "A"

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE PROCEED NORTH 02°35'07" EAST ALONG THE EASTERLY LINE OF SECTION 24 FOR A DISTANCE OF 417.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE, PROCEED NORTH 02°35'07" EAST ALONG SAID EASTERLY LINE OF SECTION 24 FOR A DISTANCE OF 1500.33 FEET; THENCE DEPARTING SAID EASTERLY LINE OF SECTION 24 PROCEED NORTH 87°28'20" WEST FOR A DISTANCE OF 607.91 FEET; THENCE PROCEED SOUTH 02°27'04" WEST FOR A DISTANCE OF 125.00 FEET; THENCE PROCEED NORTH 87°34'18" WEST FOR A DISTANCE OF 175.12 FEET TO THE EASTERLY RIGHT-OF-WAY (R/W) LINE OF BILLOREE ROAD (50' PUBLIC R/W); THENCE PROCEED SOUTH 02°29'53" WEST ALONG SAID R/W LINE FOR A DISTANCE OF 30.20 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE PROCEED SOUTH 87°32'29" EAST FOR A DISTANCE OF 260.00 FEET TO A POINT ON A LINE BEING 260 FEET EAST AND PARALLEL TO THE EASTERLY RIGHT OF WAY LINE OF SAID BILLOREE ROAD; THENCE PROCEED SOUTH 02°29'53" WEST ALONG SAID LINE FOR A DISTANCE OF 1338.43 FEET TO A POINT ON THE SOUTH LINE OF THAT PROPERTY KNOWN AS PARCEL "B" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1618 AT PAGE 452 OF THE PUBLIC RECORDS OF SAID SANTA ROSA COUNTY; THENCE PROCEED SOUTH 86°40'41" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 33.71 FEET; THENCE DEPARTING SAID SOUTH LINE PROCEED SOUTH 02°32'41" WEST FOR A DISTANCE OF 417.64 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WHITLEY LANE (UNDETERMINED RIGHT OF WAY WIDTH); THENCE PROCEED SOUTH 86°47'50" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 139.17 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE PROCEED NORTH 02°32'16" EAST FOR A DISTANCE OF 417.35 TO THE AFORESAID SOUTH LINE OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1618 AT PAGE 452 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE PROCEED SOUTH 86°40'41" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 139.11 FEET; THENCE PROCEED NORTH 02°35'07" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 0.08 FEET; THENCE PROCEED SOUTH 86°47'40" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 208.75 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 24, TOWNSHIP 2 NORTH, RANGE 30 WEST, SANTA ROSA COUNTY AND CONTAINING 19.69 ACRES MORE OF LESS.

COPY