

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHIPLEY, FLORIDA, DECLARING CERTAIN INDUSTRIAL PARK PROPERTY AS SURPLUS AND AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS REQUIRED TO CONVEY CITY PROPERTY PURSUANT TO THE EXERCISE OF WASHINGTON COUNTY'S RIGHT OF FIRST REFUSAL.

WHEREAS, the City of Chipley has legal title to the property located at Highway 273, Chipley, Florida, and being more particularly described as:

98.47 acres, more or less, being those lands more particularly described in the instrument recorded at OR Book 764, page 84 *et seq.*, public records of Washington County, Florida (the description in which instrument is incorporated herein by reference);

Referred to as "the Surplus Property" herein; and

WHEREAS, the Surplus Property was acquired by the City of Chipley as a result of a deed from Washington County, Florida, which deed contained certain rights of the County to reacquire the property; and

WHEREAS, the City of Chipley, Florida deems it to be in the best interest of the City of Chipley to alleviate the City of the Surplus Property as "surplus", within the meaning of applicable local and state law; and

WHEREAS, the City of Chipley desires to dispose of the Surplus Property in accordance with the provisions of the above-referenced instrument, by repurchase of the Surplus Property by the County; and the City and the County have determined that the repurchase amount shall be liquidated at \$140,457.61;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHIPLEY, FLORIDA, THAT:

1. The property described above as the Surplus Property is not needed for municipal public use and is hereby declared surplus property.
2. The Surplus Property shall be reconveyed to Washington County, Florida, for the sum of \$140,457.61, which the City has determined is a fair and reasonable consideration therefor and consistent with the County's rights to reacquire.
3. The Mayor is hereby authorized to execute any and all documents in connection with the conveyance of said Surplus Property including the execution of a special warranty deed from the City to the County.

PASSED AND ADOPTED THIS _____ DAY OF MARCH, 2026.

CITY OF CHIPLEY, FLORIDA

Tracy Andrews, Mayor

ATTEST:

Sherry Snell, City Clerk

Prepared by and Return to:
A. Clay Milton, Esq.
Fuqua & Milton, P.A.
4450 Lafayette Street (32446)
Post Office Box 1508
Marianna, Florida 32447
Florida Bar Number: 013185
File No: 2026-026 FA

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ____ day of March, 2026, between CITY OF CHIPLEY, FLORIDA, a municipal subdivision of the State of Florida, whose post office address is Post Office Box 1007, Chipley, Florida 32428-7007, party of the first part, and WASHINGTON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is 1331 South Blvd, Chipley, FL 32428, party of the second part, (Wherever used herein the terms "party of the first part" and "party of the second part" shall include singular and plural, heirs, legal representatives and assigns or individuals, and the successors and assigns of corporations, wherever the context so admits or requires):

WITNESSETH

The party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto the said party of the second part, its/his/her/their heirs and assigns, the following described land, situate, lying and being in the COUNTY OF WASHINGTON, STATE OF FLORIDA, to-wit:

Commencing at the Northwest Corner of the Northeast Quarter of Section 3, Township 4 North, Range 13 West, Washington County, Florida; said point being the POINT OF BEGINNING: Thence North 88 degrees 48 minutes 34 seconds West, for a distance of 503.07 feet; Thence South 00 degrees 52 minutes 24 seconds East, for a distance of 1420.53 feet, to the North Right of Way line of the CSX Railroad Right of Way; Thence South 84 degrees 51 minutes 47 seconds West, along the North line of said CSX Railroad Right of Way, for a distance of 1213.52 feet, to the East line of the Roulhac Middle School Property; Thence North 13 degrees 58 minutes 03 seconds West, along said East line, for a distance of 503.38 feet; Thence North 19 degrees 23 minutes 31 seconds West, for a distance of 453.43 feet, to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of said Section 3; Thence North 00 degrees 50 minutes 29 seconds West, along the West line of said Northeast Quarter, for a distance of 647.76 feet; Thence South 88 degrees 41 minutes 02 seconds East, along the North line of said Northeast Quarter, for a distance of 657.35 feet; Thence North 00 degrees 41 minutes 35 seconds East, along the West line of the East Half of the Southwest Quarter of Section 34, Township 5 North, Range 13 West, for a distance of 1677.63 feet, to the South Right of Way line of State Road 273; Thence North 68 degrees 30 minutes 50 seconds East, along said South line, for a distance of 217.51 feet; Thence Northeasterly along a curve concave northwesterly, having a radius of 3235.41 feet, a central angle of 10 degrees 03 minutes 45 seconds, a chord distance of 374.54 feet, a chord bearing of North 63 degrees 28 minutes 58 seconds West, for an arc distance of 375.02 feet; Thence South 48 degrees 35 minutes 14 seconds East, for a distance of 1032.22 feet, to the East line of the East Half of the Southwest Quarter of Section 34, Township 5 North, Range 13 West; Thence South 00 degrees 47 minutes 35 seconds West, along said East line, for a distance of 1271.95 feet, to the POINT OF BEGINNING.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in any wise appertaining to that real property.

TO HAVE AND TO HOLD the same, in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has hereunto signed and sealed these presents, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

CITY OF CHIPLEY, FLORIDA, a
municipal subdivision of the State of
Florida.

Signature of First Witness

BY: _____

Print Name of First Witness

Name: Tracy Andrews
Title: Mayor

Witnesses Address: _____

Signature of Second Witness

Print Name of Second Witness

Witnesses Address: _____

STATE OF FLORIDA
COUNTY OF WASHINGTON:

SWORN TO AND ACKNOWLEDGED BEFORE ME, this _____ day of March, 2026, by Tracy Andrews, who is the Mayor for the City of Chipley, Florida, a municipal subdivision of the State of Florida, who is duly authorized to execute this document on behalf of the City, who appeared before me () by means of her physical presence, or () by online notarization, and who () is personally known to me or who () produced _____ as valid picture identification, and who did take an oath.

(Notary Seal)

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:
Commission Number:

A. SETTLEMENT STATEMENT Fuqua & Milton, P.A. 4450 Lafayette Street Post Office Box 1508 Marianna, Florida 32447 850-526-2263 fax: 850-526-5947	B. TYPE OF LOAN 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FMHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. File Number: 2026-026 FA 7. Loan Number: 8. Mortgage Ins. Case No.:
---	--

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer:	Washington County, Florida, a political subdivision of the State of Florida 1331 South Blvd Chipley, Florida 32428	
E. Seller:	City of Chipley, Florida, a municipal corporation PO Box 1007 Chipley, Florida 32428	
F. Lender:		
G. Properties:	Old Bonifay Rd Chipley, Washington County, Florida 32428 Washington County, Florida Old Bonifay Rd Chipley, Washington County, Florida 32428 Washington County, Florida	Bennett Dr Chipley, Washington County, Florida 32428 Washington County, Florida Hwy 273 Chipley, Washington County, Florida 32428 Washington County, Florida
H. Settlement Agent:	Fuqua & Milton, P.A. Place of Settlement: 4450 Lafayette Street, Post Office Box 1508, Marianna, Florida 32447 Jackson County	
I. Settlement Date:	February 12, 2026	

J. Summary of Buyer's Transaction	K. Summary of Seller's Transaction
100. Gross Amount Due From Buyer:	400. Gross Amount Due To Seller:
101. Contract Sales Price 140,457.61	401. Contract Sales Price 140,457.61
102. Personal Property	402. Personal Property
103. Settlement Charges to Buyer (line 1400) 1,538.50	403.
Adjustments for Items Paid by Seller in Advance:	Adjustments for Items Paid by Seller in Advance:
106. City / Town Taxes	406. City / Town Taxes
107. County / Parish Taxes	407. County / Parish Taxes
108. Assessments	408. Assessments
120. Gross Amount Due from Buyer: 141,996.11	420. Gross Amount Due to Seller: 140,457.61
200. Amounts Paid by or in Behalf of Buyer:	500. Reductions in Amount Due to Seller:
201. Deposit / Earnest Money	501. Excess Deposit (see instructions)
202. Principal Amount of New Loan	502. Settlement Charges to Seller (Line 1400) 0.00
203. Existing Loan(s)	503. Existing Loan(s)
204.	504. Payoff of First Mortgage
205.	505. Payoff of Second Mortgage
206.	506. Purchase Money Mortgage
Adjustments for Items Unpaid by Seller:	Adjustments for Items Unpaid by Seller:
210. City / Town Taxes	510. City / Town Taxes
211. County / Parish Taxes	511. County / Parish Taxes
212. Assessments	512. Assessments
220. Total Paid by / for Buyer: 0.00	520. Total Reductions in Amount Due Seller: 0.00
300. Cash at Settlement from / to Buyer:	600. Cash at Settlement to / from Seller:
301. Gross Amount due from Buyer (line 120) 141,996.11	601. Gross Amount due to Seller (line 420) 140,457.61
302. Less Amount Paid by/for Buyer (line 220) 0.00	602. Less Reductions Amount due Seller (line 520) 0.00
303. Cash From Buyer: \$141,996.11	603. Cash To Seller: \$140,457.61

L.	Settlement Charges	Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700.	Total Sales / Broker's Commission: Based on Price \$140,457.61 Division of Commission as follows		
701.			
702.			
703.	Commission Paid at Settlement		
800.	Items Payable in Connection with Loan:		
801.	Loan Origination Fee		
802.	Flood Certification Fee		
803.	Appraisal Fee		
804.	Credit Report		
805.	Lender's Inspection Fee		
806.	Mortgage Insurance Application Fee		
807.	Assumption Fee		
900.	Items Required by Lender to be Paid in Advance:		
901.	Daily interest charge from Feb 12, 2026		
902.	Mortgage Insurance Premium		
903.	Hazard Insurance Premium		
904.	Flood Insurance Premium		
1000.	Reserves Deposited with Lender:		
1001.	Hazard Insurance		
1002.	Mortgage Insurance		
1003.	City Property Taxes		
1004.	County Property Taxes		
1005.	Annual Assessments		
1100.	Title Charges:		
1101.	Settlement or Closing Fee to Fuqua & Milton, P.A.	600.00	
1102.	Abstract or Title Search to First American Title Insurance Company	75.00	
1103.	Title Examination		
1104.	Title Insurance Binder		
1105.	Document Preparation		
1106.	Technology and Storage Fee to Millenium Software	42.00	
1107.	Attorney Fees (includes above item numbers:		
1108.	Title Insurance to First American Title Insurance Company (includes above item numbers:	777.50	
1109.	Lender's Coverage 0.00		
1110.	Owner's Coverage 140,457.61		
1111.			
1112.			
1113.			
1114.			
1200.	Government Recording and Transfer Charges:		
1201.	Recording Fees: Deed 44.00 Mortgage 0.00 Releases 0.00	44.00	
1202.	City/County Tax/Stamps: Deed 0.00 Mortgage 0.00		
1203.	State Tax/Stamps: Deed 0.00 Mortgage 0.00		
1204.	Intangible Tax to Washington County Clerk of the Circuit Court		
1205.	Courier Fee to Fuqua & Milton, P.A.		
1300.	Additional Settlement Charges:		
1301.	Survey		
1302.	Pest Inspection		
1303.	2025 Property Taxes		
1400.	Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)	\$1,538.50	\$0.00

A. SETTLEMENT STATEMENT

Fuqua & Milton, P.A.
4450 Lafayette Street
Post Office Box 1508
Marianna, Florida 32447
850-526-2263 fax: 850-526-5947

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

Washington County, Florida,

City of Chipley, Florida,

Buyer: _____
David Pettis, Chairman

Seller: _____
Tracy Andrews, Mayor

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent: _____
A. Clay Milton

Date: February 12, 2026



FUQUA & MILTON, P.A.

ATTORNEYS AT LAW

2026-026 FA

ACKNOWLEDGEMENT of NON-REPRESENTATION

The undersigned acknowledges that Fuqua & Milton, P.A., represents **Washington County, Florida** (Buyer) in connection with the preparation of documents relating to sale and purchase of the property described in “**Exhibit A**” attached hereto from **City of Chipley, Florida** (Seller), and has given no advice to the undersigned in connection with this transaction.

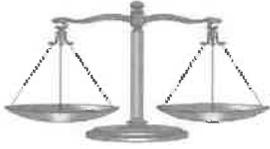
Dated this 12th day of February, 2026.

City of Chipley, Florida,

By: Tracy Andrews
Its: Mayor

“Exhibit A”

Commencing at the Northwest Corner of the Northeast Quarter of Section 3, Township 4 North, Range 13 West, Washington County, Florida; said point being the POINT OF BEGINNING: Thence North 88 degrees 48 minutes 34 seconds West, for a distance of 503.07 feet; Thence South 00 degrees 52 minutes 24 seconds East, for a distance of 1420.53 feet, to the North Right of Way line of the CSX Railroad Right of Way; Thence South 84 degrees 51 minutes 47 seconds West, along the North line of said CSX Railroad Right of Way, for a distance of 1213.52 feet, to the East line of the Roulhac Middle School Property; Thence North 13 degrees 58 minutes 03 seconds West, along said East line, for a distance of 503.38 feet; Thence North 19 degrees 23 minutes 31 seconds West, for a distance of 453.43 feet, to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of said Section 3; Thence North 00 degrees 50 minutes 29 seconds West, along the West line of said Northeast Quarter, for a distance of 647.76 feet; Thence South 88 degrees 41 minutes 02 seconds East, along the North line of said Northeast Quarter, for a distance of 657.35 feet; Thence North 00 degrees 41 minutes 35 seconds East, along the West line of the East Half of the Southwest Quarter of Section 34, Township 5 North, Range 13 West, for a distance of 1677.63 feet, to the South Right of Way line of State Road 273; Thence North 68 degrees 30 minutes 50 seconds East, along said South line, for a distance of 217.51 feet; Thence Northeasterly along a curve concave northwesterly, having a radius of 3235.41 feet, a central angle of 10 degrees 03 minutes 45 seconds, a chord distance of 374.54 feet, a chord bearing of North 63 degrees 28 minutes 58 seconds West, for an arc distance of 375.02 feet; Thence South 48 degrees 35 minutes 14 seconds East, for a distance of 1032.22 feet, to the East line of the East Half of the Southwest Quarter of Section 34, Township 5 North, Range 13 West; Thence South 00 degrees 47 minutes 35 seconds West, along said East line, for a distance of 1271.95 feet, to the POINT OF BEGINNING.



FUQUA & MILTON, P.A.

ATTORNEYS AT LAW

TITLE, POSSESSION & LIEN AFFIDAVIT

Tracy Andrews ("Affiant"), as the duly authorized and acting Mayor for City of Chipley, Florida, ("Seller") being first duly sworn, deposes and says that she makes these representations on behalf of Seller to Washington County, Florida (the "Purchaser") and to First American Title Insurance Company and Fuqua & Milton, P.A. (collectively, "title insurer"), to induce Purchaser to purchase and title insurer to insure the fee simple title to that certain real property described below, and Affiant further states:

1. That the Affiant is sui juris competent to testify and has personal knowledge of the facts set forth herein.
2. That Seller is the sole owner in fee simple and now in possession of the real property together with the improvements located thereon described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

3. The Property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever, except for easements, restrictions, or other title matters listed in the schedule of exceptions in the title insurance policy to insure the fee simple title to the Property to be received by Purchaser in this transaction pursuant to the title commitment issued in this transaction.
4. There are no matters pending against the Seller that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the last title insurance commitment effective date, and the recording of the fee simple title to be insured, and the Seller has not and will not execute any instrument that would adversely affect the fee simple title to be insured.
5. Seller has undisputed possession of the Property; there is no other person or entity in possession or who has any possessory right in the Property; and Affiants know of no defects in the fee simple title to the Property.
6. No "Notice of Commencement" has been recorded which pertains to the Property since the last title insurance commitment effective date, there are no unrecorded laborer's, mechanic's or materialmen's liens against the Property, and no material has been furnished to the Property for which payment has not been paid in full.
7. Within the past 90 days there have been no improvements, alterations, or repairs to the Property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid.
8. There are not due, or to come due, unpaid bills, liens or assessments for mowing, water, sanitary sewers, paving or other public utilities, or improvements made by any governmental authority. Should any bill be found which relates to the period of Seller's possession, Seller will pay such bill upon demand. No notice has been received of any public hearing regarding future or pending zoning changes, or assessments for improvements by any governmental authority. This paragraph shall survive closing.

9. Seller has not executed any unrecorded deeds, agreements for deed, judgments, liens, mortgages, easements or rights of way for users, or adverse interests with respect to the Property.
10. If this is improved Property that Affiant is the owner of, there are no claims, liens or security interests whatsoever of any kind or description against the furniture, fixtures, equipment and personal property located in the improvements on the Property and sold as part of this transaction.
11. There are no existing contracts for sale affecting the Property except for the contract between Seller and Purchaser.
12. There is no civil action pending which involves the Property in any way.
13. There are no federal tax claims, liens or penalties assessed against the Seller either individually or in any other capacity.
14. No proceedings in bankruptcy have ever been brought by or against Seller, nor has an assignment for the benefit of creditors been made at anytime, nor is there now in effect any assignment of rents of the Property or any part thereof.
15. Seller is exempt from ad valorem taxes. This paragraph shall survive closing.
16. That Seller is not a "non-resident alien" for the purposes of United States income taxation, nor is Seller a "foreign person" (as such term is defined in Section 1445 of the Internal Revenue Code of the United States and its related Income Tax Regulations); that Seller understands that the certification made in this paragraph may be disclosed to the Internal Revenue Service by the Purchaser; that any false statement contained in this paragraph could be punished by fine, imprisonment, or both; and that the information contained in this paragraph is true and correct and as provided under penalties of perjury.
17. Affiant has no knowledge as to any hazardous substances (as defined by any federal, state or local statute, law, ordinance, code, rule, regulation, order or decree) present on the Property. There has been no production, placement, disposal, storage, release or discharge on or from the Property of any hazardous substances, and there are no buried, partially buried, or above-ground tanks, storage vessels, drums or containers located on the Property. Affiant has received no warning notices, notices of violation, administrative complaints, judicial complaints or other formal or informal notices from any governmental agency alleging that conditions on the Property are in violation of environmental laws, regulations, ordinances or rules.

*INTENTIONALLY LEFT BLANK
SIGNATURE PAGES TO FOLLOW*

THIS AFFIDAVIT is made pursuant to Section 627.7842, Florida Statutes, for the purpose of inducing the Purchaser to close and the title insurer to insure the fee simple title to the Property and to disburse the proceeds of the sale. Seller intends for Purchaser and the title insurer to rely on these representations.

City of Chipley, Florida,

Tracy Andrews
Its: Mayor

STATE OF FLORIDA

COUNTY OF JACKSON

SWORN TO and subscribed before me by means of () Physical Presence or () Online Notarization this 12th day of February, 2026, by Tracy Andrews, as the duly authorized and acting Mayor for City of Chipley, Florida,, who () is personally known to me or who () produced Driver's License as identification.

(NOTARY PUBLIC SEAL)

Notary Public
My Commission Expires: _____

EXHIBIT "A"

Commencing at the Northwest Corner of the Northeast Quarter of Section 3, Township 4 North, Range 13 West, Washington County, Florida; said point being the POINT OF BEGINNING: Thence North 88 degrees 48 minutes 34 seconds West, for a distance of 503.07 feet; Thence South 00 degrees 52 minutes 24 seconds East, for a distance of 1420.53 feet, to the North Right of Way line of the CSX Railroad Right of Way; Thence South 84 degrees 51 minutes 47 seconds West, along the North line of said CSX Railroad Right of Way, for a distance of 1213.52 feet, to the East line of the Roulhac Middle School Property; Thence North 13 degrees 58 minutes 03 seconds West, along said East line, for a distance of 503.38 feet; Thence North 19 degrees 23 minutes 31 seconds West, for a distance of 453.43 feet, to the Southwest Corner of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter of said Section 3; Thence North 00 degrees 50 minutes 29 seconds West, along the West line of said Northeast Quarter, for a distance of 647.76 feet; Thence South 88 degrees 41 minutes 02 seconds East, along the North line of said Northeast Quarter, for a distance of 657.35 feet; Thence North 00 degrees 41 minutes 35 seconds East, along the West line of the East Half of the Southwest Quarter of Section 34, Township 5 North, Range 13 West, for a distance of 1677.63 feet, to the South Right of Way line of State Road 273; Thence North 68 degrees 30 minutes 50 seconds East, along said South line, for a distance of 217.51 feet; Thence Northeasterly along a curve concave northwesterly, having a radius of 3235.41 feet, a central angle of 10 degrees 03 minutes 45 seconds, a chord distance of 374.54 feet, a chord bearing of North 63 degrees 28 minutes 58 seconds West, for an arc distance of 375.02 feet; Thence South 48 degrees 35 minutes 14 seconds East, for a distance of 1032.22 feet, to the East line of the East Half of the Southwest Quarter of Section 34, Township 5 North, Range 13 West; Thence South 00 degrees 47 minutes 35 seconds West, along said East line, for a distance of 1271.95 feet, to the POINT OF BEGINNING.



FUQUA & MILTON, P.A.
ATTORNEYS AT LAW

COMPLIANCE AGREEMENT

City of Chipley, Florida (the "Seller"), for the closing of the sale of real property with Fuqua & Milton, P.A. (the "Closing Agent") to **Washington County, Florida** does hereby acknowledge its obligation to comply with the terms of this agreement.

The intention of the Seller, is that the real estate conveyance: (1) accurately conveys the real estate to Buyer, and (2) satisfy all statutes, rules, regulations governing the transaction between the Seller and the Buyer.

The conveyance has been prepared and reviewed for completeness and accuracy. If, after settlement, it is discovered that clerical errors have been made, instruments left out, or documents incomplete, lost or destroyed, the undersigned has the obligation and promises to cooperate with the Closing Agent to correct such errors, omissions or losses. In order to do so, the undersigned promises to execute any instrument requested by the Closing Agent for the purpose of correcting an error, omission or loss within ten (10) days of receipt of notice from the Closing Agent. If such instruments are to replace lost instruments, the Closing Agent shall indemnify the undersigned against duplicate or multiple liabilities.

The undersigned acknowledges that its promise to satisfy the terms of this agreement is an integral part of this transaction and in reliance on the undersigned's promise.

Dated this February 12, 2026.

City of Chipley, Florida,

Tracy Andrews
Its: Mayor

- Seller



FUQUA & MILTON, P.A.

ATTORNEYS AT LAW

Proceeds From Real Estate Transactions Substitute 1099-S

Statement for Recipients 2026	This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
--------------------------------------	---

FILER'S name, address, city, state and Zip code Fuqua & Milton, P.A. 4450 Lafayette Street Post Office Box 1508 Marianna, Florida 32447	FILER'S CONTACT PERSON AND PHONE NUMBER A. Clay Milton 850-526-2263	FILER'S TAX ID NUMBER 59-3040811
--	--	--

TRANSFEROR'S name, new address, city, state and Zip code City of Chipley, Florida, PO Box 1007 Chipley, Florida 32428	3. Address or legal description (include city, state and Zip code) Washington County, Florida Old Bonifay Rd Chipley, Florida 32428	*** TRANSFEROR'S TAX ID NO. (_____)
--	--	---

Account or File Number 2026-026 FA	1. Date of Closing (MMDDYY) 02/12/26	2. Gross Proceeds \$140,457.61
--	--	--

4. Check here if the transferor received or will receive property or services as part of the consideration.	5. Buyer's part of real estate tax \$ N/A
--	---

Number of 1099-S Forms required for this Sale: 1	Amount of proceeds for the Seller if not Gross Proceeds, based on Seller's declaration \$ N/A
---	--

Under penalties of perjury, I hereby certify that all information on this form is true and accurate. I further certify that I have furnished the settlement officer with my correct Taxpayer Identification Number. If I had not done so, I may be subject to civil or criminal penalties imposed by law under the Tax Reform Act of 1986, under Internal Revenue Code Sections 6045(E), 6676, 6722, 6723 and 7203. I hereby acknowledge that this is a substitute 1099-S Form and I will not receive any other forms regarding the notification to the Internal Revenue Service of this transaction.

City of Chipley, Florida

_____ Date: February 12, 2026

By: Tracy Andrews
Its: Mayor