

Prepared by and Return to:  
Julie Messer, an employee of  
First International Title, Inc.  
411 W Gregory Street  
Pensacola, FL 32502  
File No.: 177807-59

**WARRANTY DEED**

This indenture made on January 8, 2021, by **Jared Wingate and Autumn Wingate, husband and wife** whose address is: 5563 Baker Road, Milton, FL 32570 hereinafter called the "grantor", to **Andrew G. Hunt and Tracy L. Hunt, husband and wife** whose address is: 2630 Brochelle Drive, Pace, FL 32571 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Santa Rosa County, Florida**, to-wit:

Lot 15, Block S, Ashley Plantation Phase Three, according to the map or plat thereof, as recorded in Plat Book 11, Page(s) 22 through 25, inclusive, of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 232N30-0077-00S00-0150

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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 31st of 2020.

COPY

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Jared Wingate  
Jared Wingate

Autumn Wingate  
Autumn Wingate

**Signed, sealed and delivered in our presence:**

Amy Gambrell

1<sup>st</sup> Witness Signature

Print Name: Amy Gambrell

Julie A Messer

2<sup>nd</sup> Witness Signature

Print Name: Julie A. Messer

State of FLORIDA

County of Escambia

**The Foregoing Instrument Was Acknowledged** before me by means of (  ) physical presence or (  ) online notarization on **January 8, 2021** by **Jared Wingate and Autumn Wingate** who (  ) is/are personally known to me or who (  ) has/have produced the following as identification: driver license

Julie A Messer

Notary Public

Printed Name:

My Commission expires:



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