



Prepared by and Return to: Teri  
Kitchen, an employee of First  
International Title  
4300 Bayou Blvd., Suite 7  
Pensacola, FL 32503

File No.: 220019-58

## WARRANTY DEED

This indenture made on **September 07, 2022** by **Joel Izaguirre and Tina E. Izaguirre, husband and wife**, whose address is: 9125 Marsden Street, Jacksonville, FL 32211 hereinafter called the "grantor", to **Travis L Nolen and Miesha Nolen, husband and wife**, whose address is: 5847 Rustic Ridge Circle, Milton, FL 32570, 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 8, Block F, Rustic Ridge Estates, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 98 to 99, of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: **27-2N-28-4500-00F00-0080**

**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 2021.

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

Joel Izaguirre  
Joel Izaguirre

Tina E. Izaguirre  
Tina E. Izaguirre

Signed, sealed and delivered in our presence:

Kathryn Wahl  
1st Witness Signature

SARA BERRY  
2nd Witness Signature

Print Name: Kathryn Wahl

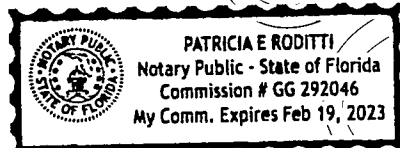
Print Name: SARA BERRY

State of Florida

County of Duval

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on 09-07-2022, by **Joel Izaguirre and Tina E. Izaguirre**, who (  ) is/are personally known to me or who (  ) produced a valid FL DL as identification.

Patricia E. Roditti  
Notary Public Signature  
Printed Name: Patricia Roditti  
My Commission Expires: 02-19-2023



(NOTARY SEAL)