

**Prepared By and Return To:**  
Voxtur Settlement Services, LLC  
2202 N. Westshore Blvd, Suite 200  
Tampa, FL 33607

File No.: XFL24-60571

Property Appraiser's Parcel I.D. Number:  
15-2S-26-0000-00218-0000

### WARRANTY DEED

**THIS WARRANTY DEED** dated this 4<sup>th</sup> day of June, 2024, by Benjamin Alan Hoyt and Amanda Hoyt, husband and wife whose post office address is 7013 Clearly Loop NE, Rio Rancho, NM 87144 (the "Grantor"), to Andres Jimenez and Nicole Carmen Jimenez, husband and wife whose post office address is 8965 E River Drive, Navarre, FL 32566 (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 Four Hundred Ninety-Nine Thousand And No/100 Dollars (\$499,000.00) 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 County of Santa Rosa, State of Florida, viz:

ALL THAT CERTAIN LAND SITUATE IN SANTA ROSA COUNTY, STATE OF FLORIDA, VIZ:

THE EAST ½ OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ OF THE NW ¼, LESS THE NORTH 33 FEET FOR ROAD, SECTION 15, TOWNSHIP 2 SOUTH, RANGE 26 WEST, SANTA ROSA COUNTY, FLORIDA.

PARCEL ID: 15-2S-26-0000-00218-0000

**Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**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: **2023**.

UNOFFICIAL COPY

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

Benjamin Alan Hoyt  
Benjamin Alan Hoyt

Amanda Hoyt  
Amanda Hoyt

Signed, sealed and delivered in presence of:

Alissa Brummett  
Signature of first witness

Alissa Brummett  
Printed name of first witness  
212 LUKASIK AVE, STE 255  
HURLBURT FIELD FL 32544  
"OFFICIAL BUSINESS"

Address of first witness

Leah R. Nenser  
Signature of second witness

Leah R. Nenser  
Printed name of second witness  
212 LUKASIK AVE, STE 255  
HURLBURT FIELD FL 32544  
"OFFICIAL BUSINESS"

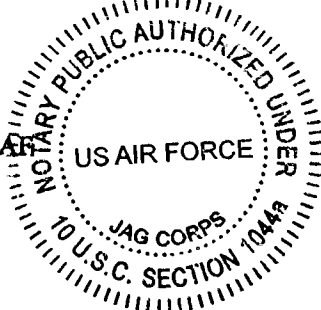
Address of second witness

State of CS  
County of \_\_\_\_\_

WITH THE UNITED STATES ARMED FORCES  
AT HURLBURT FIELD, FLORIDA, SS.

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of June, 2024, by Benjamin Alan Hoyt and Amanda Hoyt, [ ] who is/are personally known to me or CS who has/have produced DOD-ED (type of identification), as identification.

Charles K. Sage  
Notary Public  
Printed Name: Charles K. Sage, SSgt, USAF  
My Commission Expires: INDEF  
Notary Seal



COPY