

SANTA ROSA COUNTY, FLORIDA

Recording Fee: \$ 35.50

Documentary Stamps: \$ 2,030.00

THIS INSTRUMENT PREPARED BY:

C. JEFFREY MCINNIS, Attorney at Law  
ANCHORS SMITH GRIMSLEY, PLC  
909 Mar Walt Drive, Suite 1014  
Fort Walton Beach, Florida 32547  
(850) 863-4064  
File No. 25-0016CJM

STATE OF FLORIDA )

COUNTY OF SANTA ROSA )

**WARRANTY DEED**

**THIS WARRANTY DEED** is made effective the 21<sup>st</sup> day of March, 2025, by **IDE REAL PROPERTIES NO. 1, LLC**, a Florida limited liability company, whose post office address for purposes hereof is 5659 Nassau Drive, Boca Raton, FL 33487 (hereinafter called "Grantor" ), to **RYAN CONTRERAS AND WIFE, JENNIFER ELEUTICE**, whose post office address for purposes hereof is 1807 Salem Ave., Navarre, FL 32566, (hereinafter collectively called "Grantee" whether one or more):

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, and Grantees successors and assigns forever, all that certain land located in **Santa Rosa County, State of Florida**, more particularly described as follows:

**Lot 5, and the Easterly 30 feet of Lot 6, Block B, ALPINE BEACH, a S/D of a portion of Government Lot 1, Township 2 South, Range 26 West, Santa Rosa County, as recorded in Plat Book B, Page 151, of the Public Records of Santa Rosa County, Florida.**

**PARCEL ID NO.: 19-2S-26-0020-00B00-0050**

**SUBJECT** to covenants, restrictions, easements, reservations and other matters of record, if any now exist, which are not hereby reimposed.

**TOGETHER WITH** all and singular the rights, privileges, tenements, hereditaments, and appurtenances belonging or in anywise incident or appertaining thereto.

**TO HAVE AND TO HOLD**, the same unto the said Grantee in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whom-

soever; and that said land is free of all encumbrances, except as otherwise stated herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents effective for all purposes as of the day and year first above written.

Signed, sealed and delivered in our presence:

IDE REAL PROPERTIES NO. 1, LLC,  
a Florida limited liability company

Witness #1:

Printed Name: Joel Barker  
Address: 3601 N Federal Hwy  
Boca Raton, FL 33431

By:

Susan V. Ide  
Susan V. Ide, Managing Member

Witness #2:

Printed Name: Chenoa Golden  
Address: 3601 N Federal Hwy  
Boca Raton FL 33431

STATE OF FLORIDA )  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online presence this 19<sup>th</sup> day of March, 2025, by Susan V. Ide, in her capacity as Managing Member of IDE REAL PROPERTIES NO. 1, LLC, a Florida limited liability company on behalf of the Company who

☐ is personally known to me or

☒ who produced Drivers License as identification and who did not take an oath.

NOTARY PUBLIC

