

This Instrument Prepared by:
Goldin Law, P.A.
3 W. Garden Street, Ste 400
Pensacola, Florida 32502

Property Appraisers Parcel I.D.: 09-1N-27-U613-00000-0120

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of April 2025 by and between **Jonah Robert Hernandez**, a single man whose address is 4754 Carl Booker Road Milton, Florida 32583 hereinafter collectively referred to as "Grantor," and **Jonah Robert Hernandez**, a single man whose address is 4754 Carl Booker Road Milton, Florida 32583, **Melinda Hernandez** and **Robert D. William Herandez**, a married couple, whose address is 4754 Carl Booker Road, Milton, Florida 32583, as joint tenancy with right of survivorship, hereinafter collectively referred to as "Grantees",

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantees, Grantees' heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in County, Santa Rosa Florida, to wit:

(LOT 12)
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 9 FOR A DISTANCE OF 3305.70 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK: 3911, PAGE 1814 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; TEHNCE GO SOUTH 89 DEGREES 57 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND FOR A DISTANCE OF 19.64 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF CARL BOOKER ROAD (50' RAW); THENCE CONTINUE SOUTH 89 DEGREES 57 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL OF LAND FOR A DISTANCE 641.88 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE GO SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND FOR A DISTANCE OF 70.00 FEET; THENCE GO NORTH 89 DEGREES 57 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 640.35 FEET TO AN INTERSECTION WITH THE AFORSAID EASTERLY RIGHT OF WAY LINE OF CARL BOOKER ROAD; THENCE GO NORTH 00 DEGREES 05 MINUTES 12 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF BOOKER ROAD FOR A DISTANCE OF 620.25 FEET TO THE POINT OF BEGINNING . THE ABOVE DESCRIBED PARCEL OF LAND IS SITUTATED IN A PORTION OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 1.03 ACRES, MORE OR LESS.

SUBJECT TO A COUNTY EASEMENT OVER THE WEST 5.00 FEET OF THE ABOVE DESCRIBED PARCE OF LAND.

SUBJECT TO A 30' WIDE GULF POWER EASEMENT RECORDED IN THE OFFICIAL RECORDS BOOK 803, PAGE 183 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA.

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any.

This property is the homestead of the Grantor.

To Have and to Hold, the above described premises, with the appurtenances, unto Grantees, Grantees' heirs and assigns forever.

IN WITNESS WHEREOF, Seller has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]
Witness Printed Name: R. Douglas Goldin
Witness Adress: 3 W. Garden St. Ste 400, Pensacola FL 32502

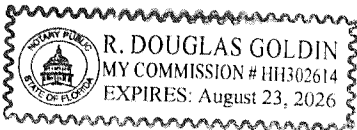
[Signature]
Jonah Robert Hernandez

Witness Signature: [Signature]
Witness Printed Name: Bonnie L. Labrake
Witness Adress: 3 W. Garden St. Ste 400, Pensacola, FL. 32502

STATE OF FLORIDA
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of April 2025 by Jonah Robert Hernandez, who is personally known to me or who has produced I.D. as identification.

My Commission Expires:



[Signature]
Notary Public
Serial Number

THE PREPARER OF THIS DEED REPRESENTS THAT HE/SHE HAS PREPARED THIS DEED AT THE DIRECTION OF THE GRANTOR AND/OR GRANTEEES; THAT HE/SHE HAS PREPARED THIS DEED BASED SOLELY UPON THE LEGAL DESCRIPTION PROVIDED BY THE GRANTOR AND/OR GRANTEE; THAT NO TITLE SEARCH OR SURVEY HAS BEEN PERFORMED BY THE PREPARER; THAT THE PREPARER HAS NOT EXAMINED THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY; AND THAT THE PREPARER MAKES ABSOLUTELY NO PREPRESENTATION, WARRANTIES OR GUEARANTEES WHATSOEVER AS TO THE VALIDITY OF THE TITLE OR OWNERSHIP OF SAID REAL PROPERTY BEING CONVEYED HEREIN ABOVE.

STATE OF FLORIDA
COUNTY OF SANTA ROSA

ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09 sellers of residential lots are required to disclose to buyers whether a road will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by the County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY

☒ HAS ACCEPTED ☐ HAS NOT ACCEPTED

NAME OF ROADWAY:

Carl Booker Road

LEGAL ADDRESS OF PROPERTY:

4754 Carl Booker Road

FOR ☐ DIRT ROAD MAINTENANCE ☒ PAVED ROAD MAINTENANCE

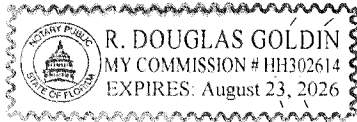
The foregoing information has been furnished by the Public Works Department of Santa Rosa County, Florida on July 17, 2024.

SELLER/BUYER:

Jonah Robert Hernandez

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of April 2025 by Jonah Robert Hernandez, who is personally known to me or who has produced I.D. as identification.

My Commission Expires:



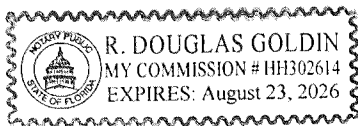
[Signature]
Notary Public
Serial Number

BUYER:

Melinda Hernandez

3rd The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of April 2025 by Melinda Hernandez, who is personally known to me or who has produced I.D. as identification.

My Commission Expires:



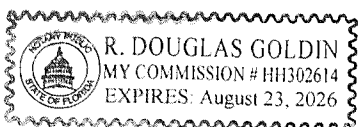
[Signature]
Notary Public
Serial Number

BUYER:

Robert D. William Herandez

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of April 2025 by Robert D. William Herandez, who is personally known to me or who has produced I.D. as identification.

My Commission Expires:



[Signature]
Notary Public
Serial Number