

Prepared by and return to:

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Navarre, FL 32566
(850) 939-3535
File Number: 25-00432.N
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th day of June, 2025** between **Lia Paola Helseth Perez and Thomas Helseth, Wife and Husband** whose post office address is **9608 Creets Landing Drive, Navarre, FL 32566**, grantor, and **Katherine Ann Tallent, a single woman** whose post office address is **313 Woodham Court, Fort Walton Beach, FL 32547**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Santa Rosa County, Florida** to-wit:

Lot 12, Creets Landing, according to the Plat thereof as recorded in Plat Book 13, Page 96, of the Public Records of Santa Rosa County, Florida.

Parcel Number: 14-2S-26-0769-00000-0120


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

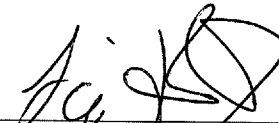
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

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


Signed, sealed and delivered in our presence:



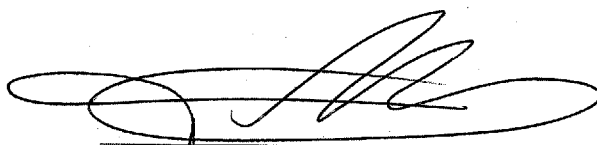
Witness
Printed Name: Thomas Canova
P.O. Address: 15455 NW Olive Rd
Crestview FL 32830



Lia Paola Helseth Perez



Witness
Printed Name: Allison E Warren
P.O. Address: 2045 Fountain Professional Ct. STE A
Navarre FL 32566

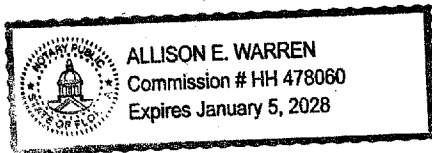


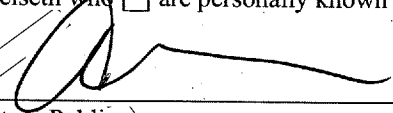
Thomas Helseth

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of June, 2025 by Lia Paola Helseth Perez and Thomas Helseth who are personally known or have produced drivers' licenses as identification.

[Seal]





Notary Public
Print Name: _____
My Commission Expires: _____

COPY