

This Instrument prepared by & return to

Name: Frances Casey Lowe, P.A.  
Address: 68-A Feli Way.  
Crawfordville, Florida 32327

File No: 17-1275

Parcel ID: 06-35-01W-383-14299-C13

\*This deed is being re-recorded to correct  
Grantee's name spelling

359077  
RECORDED IN THE PUBLIC RECORDS OF  
WAKULLA COUNTY FL,  
Brent X. Thurmond Clerk of Courts  
BK: 1072 PG: 805-805, Page 1 of 1 5/11/2018 4:14 PM  
Deed Doc Stamp: \$1,469.30

**THIS WARRANTY DEED** made the 11 day of May, A.D. 2018 by and between BCB FLP 1, LLC, a Florida limited liability company, whose mailing address is 2735 Miller Landing Road, Tallahassee, Florida 32312 hereinafter called the "Grantor", and Don Guilford and Sonja Guilford, husband and wife, whose address 225 Scenic Stream Circle, Crawfordville, Florida 32327, hereinafter called the "Grantees":

(Which terms "grantors" and "grantees" 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 13, Block C of SCENIC STREAM SUBDIVISION, PHASE 2, according to the Plat thereof as recorded in Plat Book 5, Page(s) 64 - 65, of the Public Records of Wakulla County, Florida.

*The land described herein is not the homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.*

**Subject** to taxes for the year 2018 and subsequent years, 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, rights of ways, 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 Grantees 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 person whomsoever; and that said land is free of all encumbrances.

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

Signed and sealed in the presence of:

BCB FLP 1, LLC

Witness Signature

Ben C. Boynton, Authorized Agent

L.S.

Printed Name

Witness Signature

Printed Name

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 11 day of May 2018 by Ben C. Boynton, as Authorized Agent for Anne R. Boynton as Managing Member of The 1998 Ben C. Boynton Family FLP, Ltd. and Anne Boynton General Partner, LLC, a Florida limited liability company. He:

- ☒ is personally known to me.  
☐ produced a current driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(Seal)



PATIENCE CDEBACA  
MY COMMISSION # FF 239370  
EXPIRES: June 10, 2019  
Bonded Thru Budget Notary Services

Print Name  
Notary Public

My Commission Expires: 6/10/19