

This instrument prepared by & return to: Jennifer Winegardner
Winegardner Law Firm, PLLC
2852 Remington Green Circle
Suite 102
Tallahassee, FL 32308
Consideration: \$165,000.00
Rec : \$28.50
Tax ID No: R-00-00-087-222-11589-015
Our File: 2018-5

General Warranty Deed

Made this 7th day of September, 2018 by **John F. Hay and Christy Nicole Hay, Husband and Wife**, 42 Homestretch Lane, Apt. A2, Crawfordville, FL 32327, hereinafter called the grantor, to: **Cheyenne R. Day, Single**, as sole owner whose post office address is: 21 Swirl Lane, Crawfordville, FL 32327 hereinafter called the grantee.

(Whenever used herein the term "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 One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Wakulla, Florida, viz:

See Exhibit "A" Attached Hereto And Made A Part Hereof.

Parcel ID Number: **R-00-00-087-222-11589-015**

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 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Jennifer Winegardner
Witness:
Lisa C. Hughes
Witness:

John F. Hay
John F. Hay
Christy Nicole Hay
Christy Nicole Hay

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 7th day of September, 2018 by John F. Hay and Christy Nicole Hay who is/are personally known to me or who has/have produced DL as identification.

(Seal)

Jennifer Winegardner
NOTARY PUBLIC
Print Name
My Comm. #



Exhibit A - Property Description

Closing Date: September 7, 2018

Borrower(s): Cheyenne R. Day

Property Address: 21 Swirl Lane, Crawfordville, FL 32327

Tract 15 Swirl Acres

Commence at a concrete monument marking the Southeast corner of Lot 87, Hartsfield Survey of Lands in Wakulla County, Florida, and thence run South 73 degrees 22 minutes 18 seconds West along the South boundary of said Lot 87, a distance of 791.27 feet for the Point of Beginning. From said Point of Beginning, continue South 73 degrees 22 minutes 18 seconds West along said South boundary 258.67 feet; thence run North 17 degrees, 14 minutes 23 seconds West 1053.43 feet to the centerline of a 60.00 foot roadway; thence run North 72 degrees 21 minutes 14 seconds East along said centerline 258.66 feet; thence run South 17 degrees 14 minutes 23 seconds East 1058.02 feet to the Point of Beginning.

Subject to a roadway easement over and across the Northerly 30.00 feet thereof.

Official Copy