

This Instrument Prepared by: Briana Holley  
Hayward Title Group  
36 Ochlockonee Street  
Crawfordville, FL 32327

Property Appraisers Parcel I.D. (Folio) Number(s): 25-4S-02W-000-02086-000

**WARRANTY DEED**

**This Warranty Deed Made the 15<sup>th</sup> day of September, 2018 by Jon T. Rivers and Christina L. Rivers, husband and wife, hereinafter called the grantor, whose post office address is: 63 Elie Carter Lane, Crawfordville, FL 32327 To Brandon Skyler Kreps and Shelby Lin Kreps, husband and wife, whose post office address is: 73 Elie Carter Lane, Crawfordville, FL 32327, hereinafter called the grantee,**

WITNESSETH: That said grantor, for and in consideration of the sum of \$20,000.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Wakulla** County, Florida, to wit:

See attached Exhibit "A"

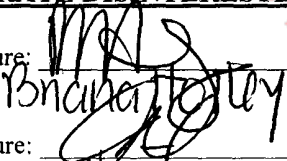
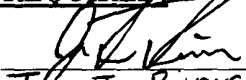
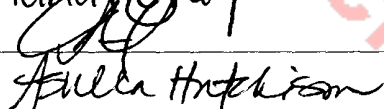

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

**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, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

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

**SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)**

Witness Signature: 	
Printed Name: Briana Holley	Jon T. Rivers
Witness Signature: 	
Printed Name: Anna Hopkins	Christina L. Rivers

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 15<sup>th</sup> Day of September, 2018 by **Jon T. Rivers and Christina L. Rivers**, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

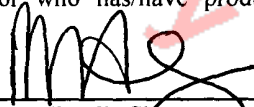
  
 Notary Public Signature  
 Printed Name: \_\_\_\_\_  
 Serial Number \_\_\_\_\_



Exhibit "A"

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 2 WEST, WAKULLA COUNTY, FL; THENCE RUN EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 25, A DISTANCE OF 917.54 FEET OLD IRON PIPE FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE EAST ALONG SAID NORTH BOUNDARY 40.11 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 13 MINUTES 19 SECONDS WEST 987.69 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN NORTH 89 DEGREES 50 MINUTES 03 SECONDS WEST 241.80 FEET, THENCE RUN NORTH 00 DEGREES 11 MINUTES 26 SECONDS WEST 570.73 FEET, TO AN OLD IRON PIPE, THENCE RUN NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST 208.85 FEET TO AN OLD IRON PIPE, THENCE RUN NORTH 00 DEGREES 11 MINUTES 51 SECONDS WEST 417.21 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN 1989 GUER SINGLEWIDE MOBILE HOME WITH TITLE NUMBER 48660325, VIN GDWVGA108943571.

Unofficial Copy

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