

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAN H. COLVIN
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-077-198-10338-A05

____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 12th day of December, 2018 by **CHELSEA P. DORFMAN**, f/k/a **CHELSEA K. PELTIER**, joined by her husband **ZACHARY JAMES DORFMAN**, herein called the grantor, to **DIANE HAMILTON** and **CHARLES SMITH**, as joint tenants with full rights of survivorship, whose post office address is **38 TALON DRIVE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantees:
(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) 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, State of Florida, viz.:

Lot 6, Eagles Ridge, Phase 1, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 52 of the Public Records of Wakulla County, Florida.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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 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, and hereby 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 December 31, 2017.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

The rest of this page has been intentionally left blank

Signed, sealed and delivered in the presence of:

WITNESS
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Carlina White

Witness #1 Signature

Carlina White

Witness #1 Printed Name

WITNESS
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Mckenzie Britton

Witness #2 Signature

Mckenzie Britton

Witness #2 Printed Name

NOTARIZE
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STATE OF WISCONSIN
COUNTY OF

The foregoing instrument was acknowledged before me this 12th day of December, 2018 by CHELSEA P. DORFMAN, F/K/A CHELSEA K. PELTIER AND ZACHARY JAMES DORFMAN who are personally known to me or has produced WI DRIVERS LIC. as identification.

SEAL

SAMANTHA L. GORANSON
Notary Public • State of Wisconsin

exp 1/11/2022

PLEASE
SIGN-->

Chelsea P. Dorfman

CHELSEA P. DORFMAN

F/K/A CHELSEA K. PELTIER

7992 S. DOWLING LAKE ROAD EAST, SUPERIOR, WI 54880

PLEASE
SIGN-->

Zachary James Dorfman

ZACHARY JAMES DORFMAN

7992 S. DOWLING LAKE ROAD EAST, SUPERIOR, WI 54880

Samantha L. Goranson
Notary Public

Samantha L. Goranson
Printed Notary Name