

Prepared by:  
Jessica E. Bennett  
North Florida Title Company  
1624 Village Square Blvd. Suite 202  
Tallahassee, Florida 32309

File Number: 1901-36

### General Warranty Deed

Made this March <sup>22</sup>~~14~~ 2019 A.D. By **Robert J. Miller and Amber M. Miller, husband and wife**, hereinafter called the grantor, to **Sabino Bolanos, a married man**, whose address is: 111 Belle Forbes Lane, Crawfordville, Florida 32327-3146, 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 Ten Dollars, (\$10.00) 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, viz:

COMMENCE AT AN OLD LITE WOOD HUB MARKING THE NORTHEAST CORNER OF LOT 89 (ALSO BEING THE NORTHWEST CORNER OF LOT 78) OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 74 DEGREES 05 MINUTES 31 SECONDS EAST ALONG THE NORTHERLY BOUNDARY OF SAID LOT 78 A DISTANCE OF 245.96 FEET, THENCE RUN SOUTH 06 DEGREES 53 MINUTES 20 SECONDS EAST 1,145.35 FEET, THENCE RUN NORTH 73 DEGREES 57 MINUTES 48 SECONDS EAST 505.87 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 73 DEGREES 57 MINUTES 48 SECONDS EAST 570.86 FEET, THENCE RUN SOUTH 17 DEGREES 57 MINUTES 38 SECONDS EAST 831.81 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 73 DEGREES 02 MINUTES 26 SECONDS WEST 570.62 FEET, THENCE RUN NORTH 17 DEGREES 57 MINUTES 38 SECONDS WEST 841.00 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN LOT 78 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

TOGETHER WITH ACCESS OVER AND ACROSS THAT CERTAIN 30 FOOT EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 389, PAGES 61-71 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Parcel ID Number: 00-00-078-000-10719-003

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

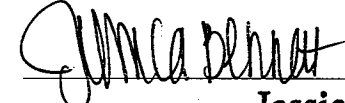
**To Have and to Hold**, the same in fee simple forever.

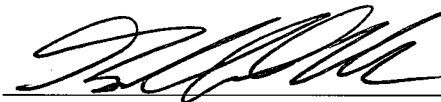
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

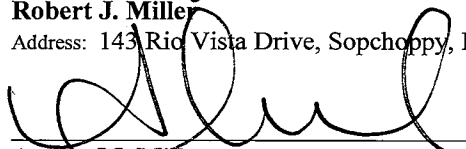
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name Brittany Cowan

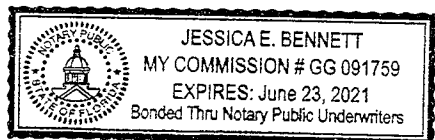
  
\_\_\_\_\_  
Witness Printed Name Jessica E. Bennett


  
\_\_\_\_\_  
Robert J. Miller (Seal)  
Address: 143 Rio Vista Drive, Sopchoppy, Florida 32358

  
\_\_\_\_\_  
Amber M. Miller (Seal)  
Address: SAME

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this March 14, 2019, by Robert J. Miller and Amber M. Miller, husband and wife, who are personally known to me or who has produced a driver's license as identification.



  
\_\_\_\_\_  
Notary Public Jessica E. Bennett  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_  
(Seal)