

**Prepared By and Return To:**

Hayward Title Group  
Attn: Sherry Fordham  
2121 Killarney Way, Suite G  
Tallahassee, FL 32309

Order No.: 19C-0133

Property Appraiser's Parcel I.D. (folio) Number:  
00-00-074-157-10204-8A1

**WARRANTY DEED**

THIS WARRANTY DEED dated March 27, 2019, by Margaret P. Rogers, whose post office address is 289 Persimmon Road, Sopchoppy, Florida 32358 (the "Grantor"), to Jon A. Hatfield and Brenda L. Hatfield, husband and wife, whose post office address is: 517 MLK Road, Crawfordville, FL 32327 (the "Grantee").

(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 One Hundred Thousand And No/100 Dollars (\$100,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

Subject property is not the homestead of the Grantor as defined by the laws of the State of Florida.

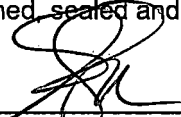
Subject to easements, restrictions, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in Fee Simple forever.

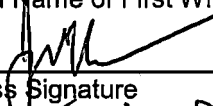
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful 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.

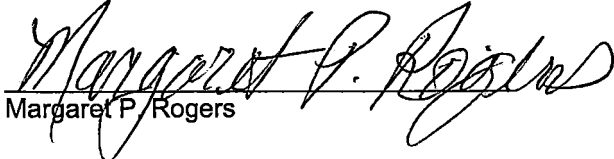
Signed, sealed and delivered in presence of:

  
\_\_\_\_\_  
Witness Signature

Sherry Fordham  
\_\_\_\_\_  
Printed Name of First Witness


  
\_\_\_\_\_  
Witness Signature

Josh Brown  
\_\_\_\_\_  
Printed Name of Second Witness

  
\_\_\_\_\_  
Margaret P. Rogers

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 27th of March, 2019 by Margaret Rogers, who produced a driver's license as identification.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
Legal Description

The Northerly part of Lots 1 and 2 of Rainbow Center, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 50 of the public records of Wakulla County, Florida and being more particularly described as follows:

Begin at a concrete monument marking the Northwest corner of Lot 1 of Rainbow Center, a subdivision as per map or plat thereof recorded in the public records of Wakulla County, Florida and thence run North 82 degrees 34 minutes 8 seconds East along the northerly boundary of said subdivision 245.43 feet to a concrete monument marking the Northeast corner of Lot 2 of said subdivision, thence run South 17 degrees 05 minutes 34 seconds West along the Easterly boundary of said Lot 2, a distance of 95.14 feet, thence run South 82 degrees 40 minutes 01 seconds West 245.59 feet to the Easterly right of way boundary and along the Westerly boundary of said Lot 1, a distance of 94.78 feet to the Point of Beginning, situate lying and being in Lot 74 of the Hartsfield Survey of Lands in Wakulla County, Florida.

Unofficial Copy

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