

Prepared by:

John A. Grant
2121-C Killarney Way
Tallahassee, FL 32309

(Space above this line reserved for recording office use only)

WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Andra Cornelius
428 Frank Shaw Road
Tallahassee, FL 32312

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Luke Spear
46 Bridle Gate Drive
Crawfordville, FL 32327

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

Lot 290 and Lot 291, West Side, Town of Sopchoppy, according to the map or plat thereof in the Office of the Clerk of Court of Wakulla County, Florida

The Property Appraiser's Parcel Identification Number for the parent parcel is 12-5S-03W-040-00950-000.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any.

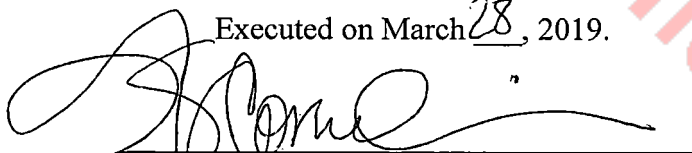
8. NOT HOMESTEAD

The Real Property is not the homestead of the Grantor.


9. EXCEPTIONS

This conveyance is subject to taxes for year 2019 and subsequent years.

Executed on March 28, 2019.



Andra Cornelius

Signed in the presence of:


Witness Signature

Nancy Wommack
Printed Witness Name

Signed in the presence of:


Witness Signature

JOHN A. GRANT
Printed Witness Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 28 day of MARCH, 2019, by Andra Cornelius, who is personally known to me or has produced FDL as identification.


Notary Public - State of Florida

