

Prepared By and Return To:

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

Order No.: 19C-0396

Property Appraiser's Parcel I.D. (folio) Number:
00-00-077-199-10338-B37

WARRANTY DEED

THIS WARRANTY DEED dated August 16, 2019, by Chelsea Brooke Roberts, FKA Chelsea Brooke Gregory and Cameron Roberts, wife and husband, whose post office address is 12 Desmond Street, Crawfordville, Florida 32327 (the "Grantor"), to Brandi M. Roberts, a single woman, whose post office address is 78 Eagles Ridge Drive, Crawfordville, Florida, 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 Eighty Thousand And No/100 Dollars (\$180,000.00) 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 to easements, restrictions, reservations and limitations of record, if any.

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

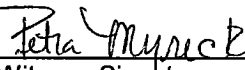
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful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

Briana Holley
Printed Name of First Witness


Witness Signature

Petra Myrick
Printed Name of Second Witness


Chelsea Brooke Roberts


Cameron Roberts

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 16th of August, 2019 by Chelsea Brooke Roberts and Cameron Roberts, wife and husband, who is/are personally known to me or who produced DRIVER'S LICENSE as identification.



Notary Public



EXHIBIT A
Legal Description

Lot 37, EAGLE'S RIDGE PHASE II, according to the plat thereof, recorded in Plat Book 3, Page(s) 60, of the Public Records of Wakulla County, Florida.

Unofficial Copy