

This Instrument prepared by & return to

Name: Lowe Title Services
Address: 68-A Feli Way
Crawfordville, FL 32327
Parcel ID: 00-00-035-008-07937-000
File Number: 19-1203

THIS WARRANTY DEED made the 25th day of September, A.D. 2019 by and between Michael Schatzman and Susan M. Schatzman, husband and wife, whose address is 105 Hickorywood Drive, Crawfordville, FL 32327, hereinafter called the "Grantors", and Linda Simo, a single woman, whose address is 99 Chicopee Rd., Crawfordville, FL 32327, hereinafter called the "Grantee":

(Which terms "grantors" and "grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the Grantors for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

Lot 31 and 32, Block 24, WAKULLA GARDENS, according to the Plat thereof, as recorded in Plat Book 1, Page 39, of the Public Records of Wakulla County, Florida.

The land described herein is not the constitutional homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.

The property described herein is the same property that became vested in Grantors by Deutsche Bank National Trust Company under Warranty Deed recorded 09/19/2006 in OR Book 677, Page 562, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2019 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way appertaining.

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

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantors have hereunto set their hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Lani E Musgrove
Witness Signature
Lani E Musgrove
Printed Name
Victoria Avery
Witness Signature
Victoria Avery
Printed Name

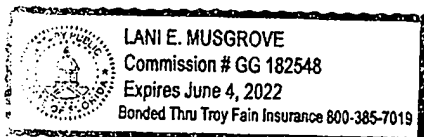
Michael D. Schatzman
Michael Schatzman
Susan M. Schatzman L.S.
Susan M. Schatzman

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 25th day of September 2019 by Michael Schatzman and Susan M. Schatzman, husband and wife. They:

- ☒ are personally known to me.
☐ produced a current driver's license as identification.
☐ produced _____ as identification.

(Seal)



Lani E Musgrove
Print Name
Notary Public
My Commission Expires: _____