

This Instrument prepared by & return to

Name: Lowe Title Services

Address: 68-A Feli Way
Crawfordville, Florida 32327

File No: 19-1283

Parcel ID: 00-00-074-000-10209-001

THIS WARRANTY DEED made the 19th day of December, A.D. 2019 by and between Dennis Taylor and Felicity Taylor, husband and wife, whose address is 7 Frank Jones Road, Crawfordville, FL 32327, hereinafter called the "Grantors", and Jeremy Buzbee, a single man, whose address 59 Benton Road, 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, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

See Exhibit A attached hereto and made a part hereof

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.

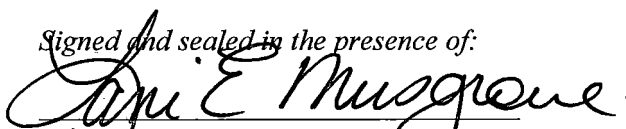
Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way appertaining.

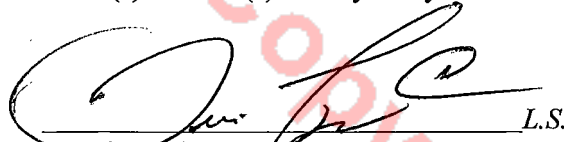
To Have and to Hold, the same in fee simple forever.

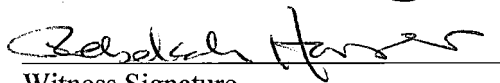
And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the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

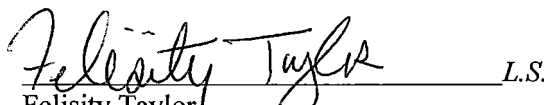
In Witness Whereof, the Grantors have hereunto set their hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:


Witness Signature
Lani E. Musgrove
Printed Name


Dennis Taylor L.S.


Witness Signature
Rebekah Hanser
Printed Name


Felicity Taylor L.S.

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 19th day of December 2019 by Dennis Taylor and Felicity Taylor, husband and wife, They:

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



Print Name, Notary Public
My Commission Expires: _____



EXHIBIT A – Legal Description

COMMENCE AT THE SOUTHEAST CORNER OF LOT 74 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST BOUNDARY OF SAID LOT 74, A DISTANCE OF 2093.00 FEET, THENCE RUN WEST PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 74, A DISTANCE OF 1037.00 FEET, THENCE RUN NORTH 18 DEGREES 33 MINUTES 20 SECONDS WEST 919.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 77 DEGREES 22 MINUTES 36 SECONDS WEST 538.12 FEET, THENCE RUN NORTH 18 DEGREES 18 MINUTES 17 SECONDS WEST 220.66 FEET, THENCE RUN SOUTH 77 DEGREES 33 MINUTES 53 SECONDS WEST 287.05 FEET, THENCE RUN NORTH 17 DEGREES 30 MINUTES 00 SECONDS WEST 40.00 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 77 DEGREES 24 MINUTES 30 SECONDS EAST 823.41 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 18 DEGREES 33 MINUTES 20 SECONDS EAST 261.32 FEET TO THE POINT OF BEGINNING, CONTAINING 3.47 ACRES, MORE OR LESS.

Together with a 2005 double-wide mobile home VIN WHC014028GAA and WHC014028GAB

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