

This Instrument prepared by & return to

Name: Lowe Title Services
Address: 68-A Feli Way.
Crawfordville, Florida 32327
File No: 19-1287
Parcel ID: 35-3S-01E-263-05538-018

THIS WARRANTY DEED made the 7th day of January, A.D. 2020 by and between Renate D. Wiley, a single woman, whose address is 2525 Norris Road #87, Columbus, GA 31907, hereinafter called the "Grantor", and Charles T. Brown and Susan Long Brown, husband and wife, whose address is Post Office Box 5721, Thomasville, GA 31758, hereinafter called the "Grantees":

(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 Grantor 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 Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 18 of VILLAGES OF ST. MARKS, as per map or plat thereof as recorded in Plat Book 3, Page 70 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 Grantor by Warranty Deed recorded in OR Book 505, Page 770 of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2020 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 Grantor hereby covenants with said Grantees 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 person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has hereunto set her hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Karen H. Williams
Witness Signature

Karen H. Williams
Printed Name

Lani E Musgrove
Witness Signature

Lani E Musgrove
Printed Name

Renate D Wiley L.S.
Renate D. Wiley

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this X day of January 7, 2020 by Renate D. Wiley, a single woman, who is personally known to me or has produced GADL (type of identification) as identification.

(Seal)

Lani E Musgrove

Print Name
Notary Public

