

Prepared By and Return To:

Hayward Title Group
2121 Killarney Way, Suite G
Tallahassee, FL 32309

Order No.: 20C-0271

Property Appraiser's Parcel I.D. (folio) Number:
R 03-6S-02W-035-03719-000

WARRANTY DEED

THIS WARRANTY DEED dated May 4, 2020, by W. Steve Brown, a married man, whose post office address is PO BOX 9, Panacea, Florida 32346 (the "Grantor"), to Preston E. Cowie, whose post office address is 3108 Avon Circle, Tallahassee, Florida, 32312 (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 Ninety Thousand And No/100 Dollars (\$90,000.00) 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 property is not the homestead of the Grantor as defined by the laws of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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: 2019.

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:

Mary
Witness Signature

Briana Holley
Printed Name of First Witness

[Signature]
Witness Signature

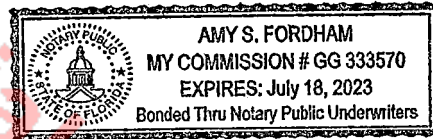
Amy Fordham
Printed Name of Second Witness

W. Steve Brown
W. Steve Brown

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 4th of May, 2020 by W. Steve Brown, a married man, who is/are personally known to me or who produced drivers license as identification.

[Signature]
Notary Public
(SEAL)



Unofficial Copy

EXHIBIT A
Legal Description

Lot 10, Block "A" and the West Half of Pine Street (abandoned) adjoining said Lot 10, SURF, a subdivision as per map or plat thereof, as recorded in Deed Book 17, Page 222 of the Public Records of Wakulla County, Florida.

Unofficial Copy