

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-078-013-10787-000**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18th day of September, 2020 by **GOLDEN CONSTRUCTION COMPANY, INC.**, a Florida corporation, herein called the grantor, to **BLAIN M. OBERLIN** and **KRISTEN NICOLE EIMILLER**, as joint tenants with full rights of survivorship whose post office address is **143 DUANE DRIVE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantees:

(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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **WAKULLA County, State of Florida**, viz.:

Lot 65, Block A, of Magnolia Gardens, according to the Plat thereof as recorded in Plat Book 1, Page(s) 37, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2020 and thereafter.

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.

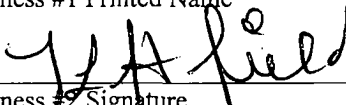
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 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 the presence of:


Witness #1 Signature

Jan H Colvin
Witness #1 Printed Name


Witness #2 Signature

Tiffany Hartsfield
Witness #2 Printed Name

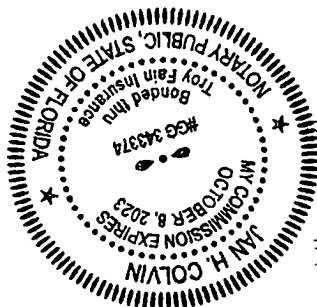
GOLDEN CONSTRUCTION COMPANY, INC.,
a Florida corporation


ROBERT J. MILLER, PRESIDENT
204 SHADEVILLE HWY, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization by 18th day of September, 2020 by **ROBERT J. MILLER, PRESIDENT** of **GOLDEN CONSTRUCTION COMPANY, INC.**, a Florida corporation on behalf of the corporation. He is personally known to me or has produced _____ as identification.

SEAL




Notary Signature

My Commission Expires:

Printed Notary Signature