

This Instrument prepared by & return to

Name: Lowe Title Services  
Address: 68-A Feli Way  
Crawfordville, FL 32327  
Parcel ID: 00-00-058-261-09967-067  
File Number: 20-1301

**THIS WARRANTY DEED** made the 27<sup>th</sup> day of October, A.D. 2020 by and between Tommy Joseph Neet, Jr. and Julie L. Neet, husband and wife, whose address is 178 Parkside Cir., Crawfordville, FL 32327, hereinafter called the "Grantors", and Michael Steven Powell and Rose Powell, husband and wife, whose address is 196 Fox Run Cir., Crawfordville, Florida 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 67 of FOX RUN, according to the Plat thereof as recorded in Plat Book 3, Page(s) 75, of the Public Records of Wakulla County, Florida.**

The property described herein is the same property that became vested in Grantors by Warranty Deed recorded in OR Book 994, Page 355 in 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 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:

Victoria Avery  
Witness Signature  
Victoria Avery  
Printed Name

Michelle Maloni  
Witness Signature  
Michelle Maloni  
Printed Name

Tommy Joseph Neet, Jr. L.S.  
Tommy Joseph Neet, Jr.

Julie L. Neet L.S.  
Julie L. Neet

**STATE OF FLORIDA  
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of October 2020, by Tommy Joseph Neet, Jr. and Julie L. Neet, husband and wife, who are personally known to me or have produced FL.DL. (type of identification) as identification.

(Seal)



Victoria Avery  
Victoria Avery  
Print Name  
Notary Public