

Prepared by and Return to:  
Douglas S. Heverly  
An employee of: Benefit Title Services, LLC  
212 S. Magnolia Ave.  
Tampa, FL 33606  
an agent of: WFG National Title Insurance Company  
Our File Number: 21-17626  
Consideration: \$180,000.00

## Warranty Deed

Made this 26th day of January, 2021 A.D. By **Thea Kay Petro, individually and as Trustee of the Thea Kay Petro Revocable Trust**, whose address is: 249 Parkside Circle Crawfordville, FL 32327, hereinafter called the grantor, to **Dana B. Blanco and Ruben M. Blanco, Co-Trustees of the Blanco Family Trust dated February 10, 2011**, with full power and authority either to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein pursuant to Florida statute section 689.0-73(1), whose post office address is: 91 Grantham Lane Crawfordville, FL 32327, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

**LOT 7, BLOCK "H", OYSTER BAY ESTATES UNIT NO. 2, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.**

Parcel ID Number: 00-00-121-117-12199-074

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

**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 December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Lisa G. Jenkins*

Witness Printed Name Lisa G. Jenkins

*Thea Kay Petro* (Seal)

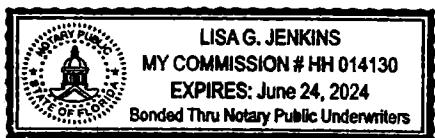
**Thea Kay Petro, individually and as Trustee of the Thea Kay Petro Revocable Trust**  
249 Parkside Circle Crawfordville, FL 32327

*Barbara Slaughter*

Witness Printed Name Barbara Slaughter

State of **Florida**  
County of **Wakulla**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of January, 2021, by **Thea Kay Petro, individually and as Trustee of the Thea Kay Petro Revocable Trust**, who is/are personally known to me or who has/have produced DRIVER'S LICENSE as identification.



*Lisa G. Jenkins*

Notary Public  
Print Name: Lisa G. Jenkins

My Commission Expires: \_\_\_\_\_