

This instrument prepared by:  
George H. Gwynn  
Williams, Gautier, Gwynn,  
DeLoach, & Kiker, P.A.  
Post Office Box 4128  
Tallahassee, Florida 32315-4128

who certifies ONLY that he prepared the same from information  
furnished to him, without the benefit of a title examination and that  
the accuracy of the description and marketability of title are NOT  
guaranteed Parcel ID#32-2S-01W-000-04206-007

**WARRANTY DEED**

THIS INDENTURE made this 27<sup>th</sup> day of January, 2021 between ROSALYN SUE DUGGAR, as Trustee of the JOSEPH AND SUE DUGGAR REVOCABLE TRUST, dated November 25, 2019, whose post office address is 963 Crawfordville Highway, Crawfordville, Florida 32327, Grantor, and CARRIE S. SWENSON and GREGORY STEVEN SWENSON, JR., husband and wife, whose mailing address is 2804 Sexton Road, Marianna, Florida 32448-2865, Grantees,

**W I T N E S S E T H :**

That the said Grantor, for and in consideration of love and affection and the sum of Ten (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid by the Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto said Grantees, their heirs and assigns, forever, all of the Grantor's interest in the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

**The above-described property is not the homestead of the Grantor within the meaning of Florida law.**

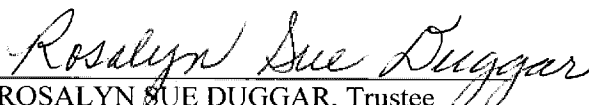
And the said Grantor does hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever, except for restrictive covenants, easements or reservations of record and taxes subsequent to the year 2021.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on the day and year first above written.

Signed, sealed and delivered  
in the presence of:


  
\_\_\_\_\_  
GEORGE H. GWYNN

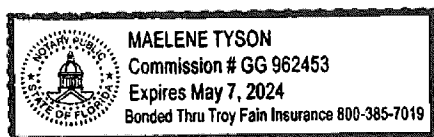
  
\_\_\_\_\_  
MAELENE TYSON

  
\_\_\_\_\_  
ROSALYN SUE DUGGAR, Trustee  
963 Crawfordville Highway  
Crawfordville, Florida 32327

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence on January 27, 2021, by ROSALYN SUE DUGGAR, as Trustee of the JOSEPH AND SUE DUGGAR REVOCABLE TRUST, dated November 25, 2019, who (✓) is personally known to me, or ( ) has presented \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Maelene Tyson  
Notary Public--State of Florida



## EXHIBIT "A"

LEGAL DESCRIPTION: 5.00 ACRE

Commence at the Southeast corner of the Southwest quarter of Section 32, Township 2 South, Range 1 West, Wakulla County, Florida and run South 89 degrees 52 minutes 13 seconds West along the South boundary of said Section 32 a distance of 549.84 feet to a point lying on the intersection with the Southwesterly right of way boundary of State Road No: 267, thence leaving said right of way boundary run South 89 degrees 53 minutes 09 seconds West along said South boundary 387.90 feet to an iron rod and cap (marked 7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 52 minutes 33 seconds West along said South boundary 664.04 feet to an iron rod and cap (marked 7160), thence leaving said South boundary run North 35 degrees 17 minutes 49 seconds East 610.29 feet to an iron rod and cap (marked 7160) lying on the Southwesterly right of way boundary of State Road No: 267, thence run South 54 degrees 42 minutes 09 seconds East along said right of way boundary 468.74 feet to an iron rod and cap (marked 7160), thence leaving said right of way boundary run South 17 degrees 29 minutes 30 seconds West 236.76 feet to the POINT OF BEGINNING containing 5.00 acres, more or less.