

THIS INSTRUMENT PREPARED BY AND RETURN TO:
KATHRYN ECK

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **00-00-058-100-10030-000**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 29th day of **January, 2021** by **BENJAMIN RONALD DOUGHERTY and URSULA JARA DOUGHERTY, husband and wife**, herein called the grantors, to **TIFFANY JONES and JEREMY LEE JONES, wife and husband**, whose post office address is **41 BROWN BOULEVARD, 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 grantors, 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.

Tract No. 70 of KIRKLAND ESTATES as per plat thereof recorded in Plat Book 2, Page 2, Public Records of Wakulla County, Florida.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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 grantors hereby covenant with said grantees 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, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Kathryn Eck
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Trease Wright
Witness #2 Printed Name

[Signature]
BENJAMIN RONALD DOUGHERTY
2366 HADLEY CROSSING CT, TALLAHASSEE, FL 32309

[Signature]
URSULA JARA DOUGHERTY

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 29th day of January, 2021 by **BENJAMIN RONALD DOUGHERTY and URSULA JARA DOUGHERTY** who are personally known to me or have produced driver's license as identification

SEAL

[Signature]
Notary Public

Printed Notary Name

