

THIS INSTRUMENT PREPARED BY AND RETURN TO.

KATHRYN ECK

WAKULLA TITLE COMPANY, INC

3004 Crawfordville Highway

Crawfordville, FL 32326

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-077-280-10378-A06**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 5th day of February, 2021 by **DAVID MARION CHAMBERS**, single, herein called the grantor, to **SEAN KLIMEK and ANDREA KLIMEK, husband and wife**, whose post office address is **8611 PEBBLE CREEK CT, MONTGOMERY, AL 36116**, 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 6, Old Courthouse Square Replat, a Subdivision, according to the Map or Plat thereof, as recorded in Plat Book 3, Page 102, of the 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 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, 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 the presence of

Sonya Hall
Witness #1 Signature

Sonya Hall
Witness #1 Printed Name

David Marion Chambers
DAVID MARION CHAMBERS

2680 BALDWIN DRIVE S , TALLAHASSEE, FL 32309

Jan H Colvin
Witness #2 Signature

Jan H Colvin
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 5TH day of February, 2021 by DAVID MARION CHAMBERS who is personally known to me or has produced FDL as identification

SEAL

Jan H Colvin
Notary Public

Printed Notary Name

