

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.  
Susan S. Thompson, Esq.  
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor  
Tallahassee, Florida 32309  
20210675LAW

Parcel I.D. #: R 00-00-034-012-09616-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 25th day of February, A.D. 2021, by LAURA SIMONE AZAR, A SINGLE WOMAN, hereinafter called the grantor, to STEVEN VENCLAUSKAS, A SINGLE MAN, whose post office address is 2100 DOVER ROAD, HAVANA, FL 32333, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, 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 \$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, State of Florida, viz:

Lots 55, 56 and 57, in Block 51 of WAKULLA GARDENS UNIT FIVE, according to the Plat thereof as recorded in Plat Book 1, Page(s) 56, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2021 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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 she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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 the presence of:

Witness Signature

Printed Name

Witness Signature

Printed Name

State of Florida OREGON  
County of WASHINGTON

*Laura Simone Azar*  
LAURA SIMONE AZAR  
Address: 420 NW 11TH AVENUE, UNIT 622,  
PORTLAND, OR 97209-2962

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared LAURA SIMONE AZAR, A SINGLE WOMAN, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same. The Grantor(s) ( ) is personally known to me; or ( ) produced OREGON DRIVER LICENSE as identification:

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization.

Witness my hand and official seal in the County and State last aforesaid this 26 day of February, A.D. 2021

Notary Public Rubber Stamp Seal

Notary Signature

Printed Notary Signature

