

Prepared By and Return To:

Hayward Title Group
2121 Killarney Way, Suite G
Tallahassee, FL 32309

Order No.: 21-214

Property Appraiser's Parcel I.D. (folio) Number:
00-00-034-009-08452-000

WARRANTY DEED

THIS WARRANTY DEED dated March 26, 2021, by **Sandra M. Campbell, an unmarried woman**, whose post office address is 24541 Pantera Court, Murrieta, California 92562 (the "Grantor"), to **Precis of Tallahassee, LLC, a Florida Limited Liability Company**, whose post office address is PO Box 21, Tallahassee, Florida, 32302 (the "Grantee").

(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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

Lot 24, Block 7, WAKULLA GARDENS, UNIT 2, according to the plat thereof, recorded in Plat Book 1, Page 42, of the Public Records of Wakulla County, Florida.

Subject property is not the homestead of the Grantor as defined by the laws of the State of Florida.

Subject to easements, restrictions, reservations and limitations 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 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: 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 presence of:

[Signature]
Witness Signature

L. M. Donnelly
Printed Name of First Witness

[Signature]
Witness Signature

DAVID V. DONNELLY
Printed Name of Second Witness

[Signature]
Sandra M. Campbell

3/24/2021

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence this ____ of March, 2021 by Sandra M. Campbell, a widow, who is/are personally known to me or who produced _____ as identification.

Notary Public
(SEAL)

See Attached

Unofficial Copy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

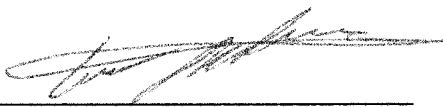
State of California
County of RIVERSIDE)

On MARCH 24, 2021 before me, Cesar Rene Martinez, Notary Public
(insert name and title of the officer)


personally appeared Sandra M Campbell
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



CESAR RENE MARTINEZ
 COMM. #2204065
 NOTARY PUBLIC - CALIFORNIA
 RIVERSIDE COUNTY
 My Commission Expires 07/03/2021

UNOFFICIAL COPY