

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 11th day of **June, 2021** by **DEBORAH A. GREEN, unmarried**, herein called the grantor, to **TYLER PEARCE and MICHELLE PEARCE, husband and wife**, whose post office address is **40 WINDY COURT, 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 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 18 of Fairwinds Subdivision, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 68 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.

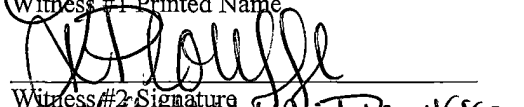
Signed, sealed and delivered in the presence of.



Witness #1 Signature
Jan H. Colvin
Witness #1 Printed Name



DEBORAH A. GREEN
P O BOX 1690, CRAWFORDVILLE, FL 32326

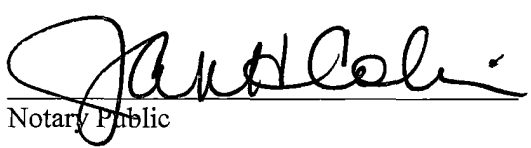


Witness #2 Signature
Michelle Prouffe
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 11th day of June, 2021 by DEBORAH A. GREEN who is personally known to me or has produced driver's license as identification.

SEAL


Notary Public

Printed Notary Name

