

THIS INSTRUMENT PREPARED BY AND RETURN TO  
**KATHRYN PLOUFFE**

WAKULLA TITLE COMPANY, INC

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-034-012-09585-000**

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 24<sup>th</sup> day of June, 2021 by **JAMES D. VERNON**, an unmarried man, and **ANDREA VERNON**, a single woman, herein called the grantors, to **MICHAEL VANAGS**, whose post office address is **21326 GREEN SPRAY LANE, HUNTINGTON BEACH, CA 92646-7506**, hereinafter called 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 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

**Lots 46, 47 and 48 in Block "49", of WAKULLA GARDENS UNIT FIVE, as per map or plat thereof recorded in Plat Book 1, page 56, 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 grantors hereby covenant with said grantee 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 Plouffe  
Witness #1 Printed Name

[Signature]  
JAMES D. VERNON

180 BEACHWOOD DRIVE, CRAWFORDVILLE, FL 32327

[Signature]  
Witness #2 Signature

Trease Wright  
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 24<sup>th</sup> day of June, 2021 by JAMES D VERNON who is personally known to me or has produced \_\_\_\_\_ as identification.

**SEAL**



[Signature]  
Notary Public

\_\_\_\_\_  
Printed Notary Name

Signed, sealed and delivered in the presence of

[Signature]  
Witness #1 Signature

Jan H Colvin  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

KATHY FIDURKE  
Witness #2 Printed Name

[Signature]  
ANDREA VERNON

977 HASSELL DRIVE, TALLAHASSEE, FL 32305

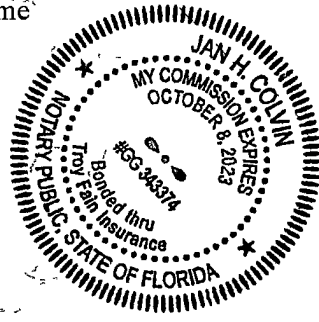
STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization, this 28th day of June, 2021 by ANDREA VERNON who is personally known to me or has produced driver's license as identification

SEAL

[Signature]  
Notary Public

Printed Notary Name



Unofficial Copy