

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
36 Ochlockonee Street
Crawfordville, FL 32327

Order No.: 21C-0290

Property Appraiser's Parcel I.D. (folio) Number:
00-00-080-403-11508-001

WARRANTY DEED

THIS WARRANTY DEED dated July 6, 2021, by Benus Farm, L.L.C, a Florida Limited Liability Company, existing under the laws of FL, (the "Grantor"), to Guy Coker and Amanda Coker, husband and wife, whose post office address is 160 New Light Church Road, Crawfordville, Florida, 32327 (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 One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) 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:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

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:



Witness Signature

Sherry Fordham

Printed Name of First Witness




Witness Signature

Joy Howell

Printed Name of Second Witness

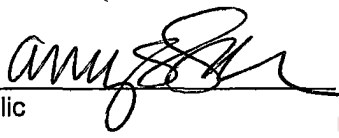
Benus Farm, L.L.C, a Florida Limited Liability
Company

BY: 

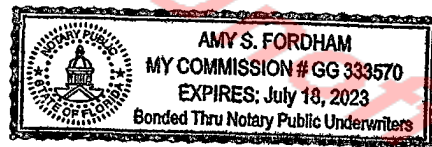
David F. Harvey
Managing Member

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 6th of July, 2021 by David F. Harvey, as Managing Member of Benus Farm, L.L.C, a Florida Limited Liability Company, who is/are personally known to me or who produced _____ as identification.



Notary Public
(SEAL)



Official Copy

EXHIBIT A
Legal Description

Lot 1, COKER FARM, A RE-PLAT OF LOT 1, MEADOWLARK SUBDIVISION, as recorded in Plat Book 6, Page 5, in the Public Records of Wakulla Florida, now being recorded in Plat Book 6, Page 17 as more particularly described by a recent survey:

Begin at a found 5/8 inch rod and cap marking the Southwest corner of Lot 2, Meadowlark Subdivision, as per Map or Plat thereof Recorded in Plat Book 6, Page 5 in the Public Records of Wakulla County, Florida., said point lying on the Northerly right of way line of J.K. Moore Road; thence leaving said POINT OF BEGINNING run along said Northerly right of way line South 59 degrees 53 minutes 19 seconds West 148.56 feet to a concrete monument; thence leaving said Northerly right of way line run North 35 degrees 42 minutes 09 seconds West 747.28 feet to a rod and cap; thence run North 35 degrees 42 minutes 09 seconds West 427.52 feet to a concrete monument; thence run North 72 degrees 35 minutes 27 seconds East 585.84 feet to a re-bar; thence run South 21 degrees 49 minutes 10 seconds East 411.12 feet to a rod and cap marking the Northwest corner of said Lot 2; thence run the Westerly boundary line of said Lot 2, South 08 degrees 38 minutes 29 seconds East 680.82 feet to the POINT OF BEGINNING.

Unofficial Copy

