

**Prepared By and Return To:**

Mang Law & Title, P.A  
Attn: Valerie Davis  
1424 Piedmont Drive East, Suite 200  
Tallahassee, FL 32308

Order No : 2021083108

Property Appraiser's Parcel I D (folio) Number:  
00-00-034-012-09513-008

**WARRANTY DEED**

THIS WARRANTY DEED dated September 9, 2021, by Gwendolena R. Cox f/k/a Gwendolena R. Franklin and Kericke Alan Cox, wife and husband, whose post office address is 198 Sweetwater Circle, Crawfordville, Florida 32327 (the "Grantor"), to Tyler A. Fox and Morgan Kate Fox, husband and wife, whose post office address is 1646 Dr Martin Luther King Jr. Memorial 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 Eighty-Seven Thousand Five Hundred And No/100 Dollars (\$187,500.00) 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 to easements, restrictions, reservations and limitations of record, if any.

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: 12/31/2020.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Gwendolena R. Cox  
Gwendolena R. Cox

Kerick Alan Cox  
Kerick Alan Cox

**Grantor Address:**  
198 Sweetwater Circle  
Crawfordville, FL 32327

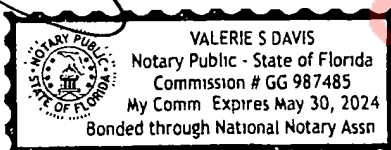
STATE OF FLORIDA

COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me by means of (☒) Physical Presence or (☐) Online  
Notarization on 9-9-21, by Gwendolena R. Cox and Kerick Alan Cox.

Personally known \_\_\_\_\_  
or Produced Identification ☒  
Type of Identification Produced drivers license

Valerie S Davis  
Notary Public  
Print Name  
My Commission Expires:



Signed, sealed and delivered in presence of.

Valerie S Davis  
Witness Signature  
Valerie S Davis  
Printed Name of First Witness  
Courtney Flowers  
Witness Signature  
Courtney Flowers  
Printed Name of Second Witness

**EXHIBIT A**

Legal Description

Lots 8, 9, and 10, Block 41, WAKULLA GARDENS UNIT FIVE, as shown by plat of said subdivision of record on Page 56, Plat Book No 1 of the Public Records of Wakulla County, Florida.

Unofficial Copy