

Prepared By and Return To:

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

Order No : 21C-0719

Property Appraiser's Parcel I.D. (folio) Number:
00-00-035-008-07195-000

WARRANTY DEED

THIS WARRANTY DEED dated September 30, 2021, by Peter Ogrinz, a single person and Jean Marie Ogrinz, a single person, whose post office address is 281 Ave C Apt 6A, New York, New York 10009 (the "Grantor"), to Jose Mateo and Gypsy Mateo, husband and wife, whose post office address is 133 Broken Bow Trail, 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 Four Thousand And No/100 Dollars (\$4,000.00) 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:

Lot 50, Block 13, WAKULLA GARDENS, according to the plat thereof, recorded in Plat Book 1, Page 39, 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

• Susanne Freed
Printed Name of First Witness

• [Signature]
Witness Signature

• Barbara Ball
Printed Name of Second Witness

[Signature]
Jean Marie Ogrinz

STATE OF New York

COUNTY OF Westchester

The foregoing instrument was acknowledged before me by means of physical presence this 27th of September, 2021 by Jean Marie Ogrinz, a single person, who is/are personally known to me or who produced NY Driver's License as identification.

• [Signature]
Notary Public
(SEAL)

BRENDA J BURBACH
Notary Public, State of New York
No. 01BU6277778
Qualified in Westchester County
Commission Expires March 11, 2025

Unofficial Copy

Signed, sealed and delivered in presence of:

• [Signature]
Witness Signature

• Lissette Apolo
Printed Name of First Witness

• [Signature]
Witness Signature

• Supreme Cordery
Printed Name of Second Witness

• [Signature]
Peter Ogrinz

STATE OF NY

COUNTY OF Queens

The foregoing instrument was acknowledged before me by means of physical presence this 27 of September, 2021 by Peter Ogrinz, a single person, who is/are personally known to me or who produced NYS license as identification.

• [Signature]
Notary Public
(SEAL)

LISSETTE APOLO
NOTARY PUBLIC-STATE OF NEW YORK
No 01AP6319820
Qualified in Queens County
My Commission Expires 02-23-2023

Official Copy