

Prepared By and Return To:

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

Order No : 22C-0114

Property Appraiser's Parcel I D. (folio) Number.
00-00-078-013-11412-000

WARRANTY DEED

THIS WARRANTY DEED dated February 22, 2022, by April McCommon, a married woman, whose post office address is 69 Stillmont Dr, Crawfordville, Florida 32327 (the "Grantor"), to Laura Metcalf, a single woman, whose post office address is 28 Shar Mel Re Lane, Crawfordville, Florida, 32327 (the "Grantee").
mail to: PO Box 793, Port St Joe, FL 32457

(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-Six Thousand Five Hundred And No/100 Dollars (\$186,500 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.

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: 2021.

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

Amy Fordham
Printed Name of First Witness

[Signature]
Witness Signature

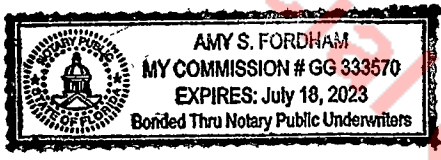
Michael Hitchcock
Printed Name of Second Witness

[Signature]
April McCommon

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 22nd of February, 2022 by April McCommon, who is/are personally known to me or who produced driver's license as identification.

[Signature]
Notary Public
(SEAL)



Unofficial Copy

EXHIBIT A

Legal Description

Lots 8 and 9, Block Q, MAGNOLIA GARDENS, according to the plat thereof, recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

Unofficial Copy

11/13/13