

This Instrument prepared by & return to

Name: Lowe Title Services

*Address: 68-A Feli Way
Crawfordville, FL 32327*

File Number: 22-1032

Parcel ID: 00-00-078-013-11424-000

THIS WARRANTY DEED made the 25th day of February, A.D. 2022 by and between Amanda B. Chatham and Christopher Chatham, wife and husband, whose address is 79 Royal Oaks Court, Crawfordville, Florida, 32327, hereinafter called the "Grantors", and Dale R. Snyder, a single woman, whose address is 64 Shar Mel Re Lane, Crawfordville, FL 32327, hereinafter called the "Grantee":

(Which terms "grantors" and "grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the Grantors for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

Lot 20, Block Q, MAGNOLIA GARDENS, as per map or plat thereof recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

The property described herein is the same property that became vested in Grantors by Warranty Deed recorded in OR Book 795, Page 701 in the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2022 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way 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; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantors have hereunto set their hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Lani E Musgrove

Witness Signature

Lani E Musgrove

Printed Name

Sharon L. Beal

Witness Signature

Sharon L. Beal

Printed Name

Amanda B. Chatham

L.S.

Amanda B. Chatham

Christopher Chatham

L.S.

Christopher Chatham

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of ☒ **physical presence** or ☐ **online notarization**, this 25th day of February 2022, by Amanda B. Chatham and Christopher Chatham, wife and husband, who are personally known to me or have produced FL DL (type of identification) as identification.

(Seal)

Sharon L. Beal

Print Name

Notary Public



SHARON LYNNE BEAL
Commission # HH 156237
Expires October 25, 2022
Bonded Thru Budget Notary Services