

Prepared By and Return To:

King & Wood, PA
1701 Hermitage Blvd., Suite 203
Tallahassee, FL 32308

Order No.: 22-1016

Property Appraiser's Parcel I.D. (folio) Number:
R 00-00-121-117-12199-063

WARRANTY DEED

THIS WARRANTY DEED dated this 1st day of March, 2022, by Lazaro Herrera and Elizabeth Herrera, husband and wife, whose post office address is 9661 SW 102nd Avenue Road, Miami, Florida 33176 (the "Grantor"), to Anthony Lynn Kelly, a single person, whose post office address is Lot 25 Blue Dolphin Drive #0, 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 Ten And No/100 Dollars (\$10.00) 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 25, Block "G", OYSTER BAY ESTATES UNIT NO. 2, a subdivision as per map or plat thereof, recorded in Plat Book 2, Page 10, of the Public Records of Wakulla County, Florida.

The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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: 12/31/2021.

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:

Ofelia Gutierrez
Witness Signature

OFELIA GUTIERREZ
Printed Name of First Witness

[Signature]
Witness Signature

Yadriel Peraza
Printed Name of Second Witness

[Signature]
Lazaro Herrera

Elizabeth Herrera
Elizabeth Herrera

Grantor Address:

9661 SW 102nd Avenue Road
Miami, FL 33176

STATE OF FLORIDA

COUNTY OF Miami-Dade

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 1st day of March, 2022 by Lazaro Herrera and Elizabeth Herrera, who is personally known to me or who has produced (type of identification) as identification.

[Signature]
Notary Public

Printed Name: Yadriel Peraza

Commission # HH 012335

My Commission Expires: OCT 10 2024

