

Prepared by:  
Evie Peacock  
Peacock Title Inc  
2932 Wellington Circle S., Suite 201  
Tallahassee, Florida 32309

File Number: 0231.22

## General Warranty Deed

Made this March 28, 2022 A.D. By **Robert G. Churchill, Jr., a married man**, hereinafter called the grantor, to **Julia Flanagan, a single woman**, whose address is: 31 Soloman Drive, Crawfordville, Florida 32327-3418, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, viz:

Lots 7 and 8, Block 38 of WAKULLA GARDENS UNIT THREE, according to the Plat thereof as recorded in Plat Book 1, Page(s) 43, of the Public Records of Wakulla County, Florida.

Together with that certain mobile home situate thereon.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-00-043-010-09342-000

**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.

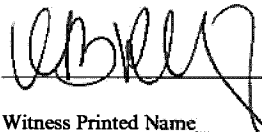
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 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 our presence:*

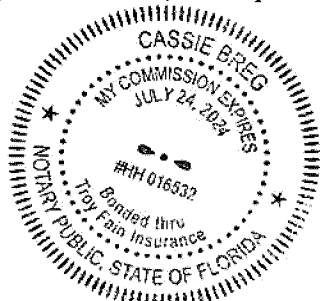
  
\_\_\_\_\_  
Witness Printed Name Evie Peacock


  
\_\_\_\_\_  
**Robert G. Churchill, Jr.**  
Address: 139 Patale Drive, Tallahassee, Florida 32317 (Seal)

  
\_\_\_\_\_  
Witness Printed Name CASSIE D. BREG

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this March 22, 2022, by Robert G. Churchill, Jr., a married man, who is personally known to me or who has produced a drivers license as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: CASSIE D. BREG  
My Commission Expires: \_\_\_\_\_  
(Notary Seal)