

Prepared By and Return To:

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

Order No.: 21C-0449

Property Appraiser's Parcel I.D. (folio) Number:
04-6S-02W-000-03855-002

WARRANTY DEED

THIS WARRANTY DEED dated April 20, 2022, by Ryan W. Anderton, a married man and Janis M. David, a single person, whose post office address is 801 Palm Oak Drive, Apopka, Florida 32712 (the "Grantor"), to Joel C. Trexler and Melanie B. Trexler, husband and wife, whose post office address is 177 Sand Pine Trail, Crawfordville, Florida, 32327 (the "Grantee"). *mail to: 1735 Surf Road Panama, FL 32346*

(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 Twenty Thousand And No/100 Dollars (\$120,000.00) 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:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

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 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:

[Handwritten Signature]

Witness Signature

[Handwritten Signature]

Ryan W. Anderton

Hiral R Panchal

Printed Name of First Witness

[Handwritten Signature]

Witness Signature

David Carr Jr.

Printed Name of Second Witness

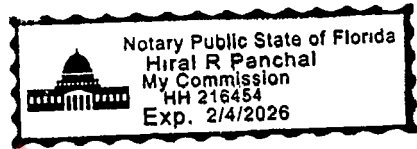
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence this 18 of April, 2022 by Ryan W. Anderton, who is/are personally known to me or who produced FLIDL as identification.

[Handwritten Signature]

Notary Public



(SEAL)

Official Copy

Signed, sealed and delivered in presence of.

Rhonda K. Harvey
Witness Signature

Rhonda K. Harvey
Printed Name of First Witness

[Signature]
Witness Signature

Sherry Fordham
Printed Name of Second Witness

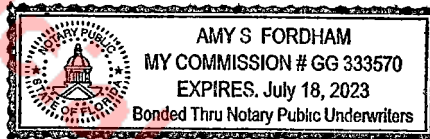
Janis M. David
Janis M. David

STATE OF FL

COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of physical presence this 20th of April, 2022 by Janis M. David, a single person, 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

Begin at the intersection of the North boundary of the Northeast Quarter of the Northeast Quarter of Fractional Section 4, Township 6 South, Range 2 West, Wakulla County, Florida, with the Westerly right-of-way boundary of County Road No. 372, and thence run South 01 degrees 23 minutes 38 seconds East along said Westerly right-of-way boundary 57.77 feet to a point of curve to the left, thence run Southeasterly along said right-of-way boundary and along said curve with a radius of 1950.08 feet through a central angle of 02 degrees 31 minutes 00 seconds for an arc distance of 85.66 feet, the chord of said arc begin South 02 degrees 12 minutes 42 seconds East 85.65 feet, thence run South 89 degrees 45 minutes 22 seconds West 1007.14 feet to the approximate mean high waterline of Ochlockonee Bay, thence run North 32 degrees 08 minutes 19 seconds West along said approximate mean high waterline 168.86 feet, thence run North 89 degrees 45 minutes 22 seconds East 1092.26 feet to the Point of Beginning.

Unofficial Copy