

Prepared By and Return To: `
Manausa, Shaw & Minacci, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

File No. 22-5165ATC

Property Appraiser's Parcel I.D. (folio) Number(s)
000007801311345000

WARRANTY DEED

THIS WARRANTY DEED dated June 10, 2022, by Zachary Seger Bagnall f/k/a Zachary S. Gargis and Douglas J. Bagnall, Jr. a/k/a Douglas John Bagnall, Jr., a married couple, whose post office address is 1806 Buckboard Lane, Enid, OK 73703, hereinafter called the grantor, to Bridget Bernita Rummel and Jacob Scott Rummel, wife and husband, whose post office address is 117 Shar Mel Re Lane, Crawfordville, FL 32327, hereinafter called 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 \$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 the certain land situated in Wakulla County, Florida, to wit:

Lots 11 & 44, Block O of MAGNOLIA GARDENS, according to the Plat thereof as recorded in Plat Book 1, Page(s) 37, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stephanie Galloway
(Witness Signature)

Stephanie Galloway

Jan Ann Mair
(Witness Signature)

Jan Ann Mair

Zachary Seger Bagnall
Zachary Seger Bagnall

Zachary Seger Bagnall
Douglas John Bagnall, Jr. by Zachary Seger Bagnall as
his Attorney-in-Fact

1806 Buckboard Lane

(Address)

Enid, OK 73703

(Address)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
2 day of June, 2022 by Zachary Seger Bagnall, individually and as Attorney-in-Fact for Douglas John Bagnall,
Jr., who is personally known to me or who has produced FL DRIVER'S LICENSE as identification.

Stephanie C. Galloway
Notary Public

