

This Instrument prepared by & return to

Name: Frances C. Lowe, P.A.

Address: 68 A Feli Way
Crawfordville, Florida 32327

Parcel ID#: 00-00-015-000-06345-000
00-00-015-000-06342-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("Deed"), is made this 27 day of JUNE, 2022, by Elna Ward Sapp, a single woman, whose address is 4449 Meandering Way, Westminster Oaks, Tallahassee, FL 32308, as to 1/6th interest in both parcels conveyed herein ("Grantor"), to James Thomas Ward, a married man, whose address is 577 New Light Church Rd., Crawfordville, FL 32327, as to 1/6th interest in both parcels conveyed herein ("Grantee").

Which terms "Grantor" and "Grantee" 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 in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, Grantor does hereby remise, release and transfer unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the described land, situate, lying and being in the County of Wakulla, State of Florida, described on **Exhibit "A"** attached hereto and incorporated herein, the "Property."

This Property is the same property transferred to and vested in Grantor under that certain Order of Summary Administration Probate Case 2022-CP-51 dated June 7, 2022 in the 2nd Circuit Court of Wakulla County, FL and recorded in Official Records Book 1268, Page(s) 815-818 of the Public Records of Wakulla County, FL.

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

TO HAVE AND TO HOLD, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee forever.

IN WITNESS WHEREOF, Grantor has set her hand and seal the day and year first above written.

Title not warranted nor guaranteed by preparer.

Signed and sealed in the presence of:

Sheila Ortiz-Taylor
Witness Signature
SHEILA ORTIZ-TAYLOR

Printed Name
Jay Barbas

Witness Signature
JAY BARBAS

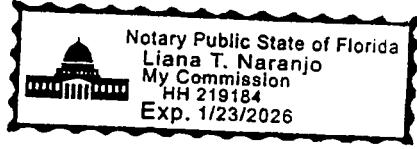
Printed Name

Elna Ward Sapp I.S.
Elna Ward Sapp

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of JUNE, 2022, by Elna Ward Sapp, who is personally known to me or has produced PERSONALLY KNOWN as identification.

(Seal)



Liana T. Naranjo
LIANA T. NARANJO
NOTARY PUBLIC
My Commission Expires: 1/23/2026

Unofficial Copy

EXHIBIT "A"

As to 1/6th interest, as tenant in common, in each parcel described herein:

Parcel ID No. 00-00-015-000-06345-000

Commence to the Southwest Corner of Lot Fifteen (15) of Hartsfield Survey of Lands in Wakulla County, Florida and run North 72 degrees 30 minutes East along the South boundary line of said lot 1466.66 feet to the Point of Beginning. From said Point of Beginning run North 17 degrees 23 minutes 30 seconds West 832 feet, thence run North 72 degrees 30 minutes East 733.33 feet, thence run South 17 degrees 23 minutes 30 seconds East 832 feet to the South boundary line of said to 15 H.S., Thence run South 72 degrees 30 minutes West along the lot line 733.33 feet to the Point of Beginning.

Parcel ID No. 00-00-015-000-06342-000

Commence at the Southwest corner of Lot 15 of Hartsfield Survey of Lands in Wakulla County, Florida, and run North 72 degrees 30 minutes East along the South boundary line of said lot 1466.6 feet, thence run North 17 degrees 23 minutes 30 seconds West 832 feet to the Point of Beginning. From said Point of Beginning, continue North 17 degrees 23 minutes 30 seconds West 1148 feet, thence run North 72 degrees 30 minutes 16 seconds East 733.33 feet, thence run South 17 degrees 23 minutes 30 seconds East 1148 feet, thence run South 72 degrees 30 minutes 4 seconds West 733.33 feet to the Point of Beginning. Being in the South half (S1/2) of Lot 15 of Hartsfield Survey of Lands in Wakulla County, Florida, being the North Portion of Parcel 8 of the Plat of the Triplett Estate.