

*This Instrument prepared by & return to*

*Name: Frances C. Lowe, P.A.*

*Address: 68 A Feli Way  
Crawfordville, Florida 32327*

*Parcel ID#: 00-00-034-009-08343-000*

## **SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** ("Deed"), is made this 17th day of June, 2022, by Gary Poppell, a married man, whose address is 558 Union Springs Rd., Whigham, GA 39897 and Bonnie Poppell, a single woman, whose address is 576 Union Springs Rd., Whigham, GA 39897 ("Grantors"), to Gary Poppell, a married man, whose address is 558 Union Springs Rd., Whigham, GA 39897, as to 50% interest and Bonnie Poppell, a single woman, whose address is 576 Union Springs Rd., Whigham, GA 39897 as to 50% interest, as tenants in common ("Grantees").

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, Grantors do hereby remise, release and transfer unto Grantees forever, all the right, title, interest, claim and demand which Grantors have 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."

The Property was transferred to and vested in Grantors under the Order of Ancillary Summary Administration in Probate Case 2022-CP-59 and Probate Case 2022-CP-61 of the 2<sup>nd</sup> Circuit Court, Wakulla County dated June 7, 2022, and recorded in Official Records Book 1268, Page(s) 803-807; and Official Records Book 1268, Page(s) 796-799; respectively on June 8, 2022, in the Public Records of Wakulla County, Florida.

**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 Grantors, either in law or equity, to the only proper use and benefit of the Grantees forever.

**IN WITNESS WHEREOF**, Grantors have set their hands and seals the day and year first above written.

Signed and sealed in the presence of:

David J. Kendrick  
Witness Signature

David J. Kendrick  
Printed Name

Ana Elena Brown  
Witness Signature

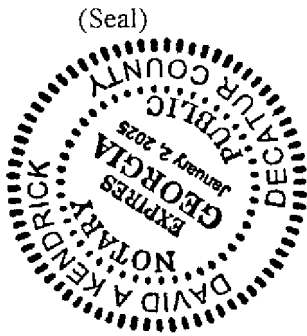
Ana Elena Brown  
Printed Name

Gary Poppell L.S.  
Gary Poppell as to 50% interest

STATE OF GEORGIA

COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of June, 2022, by Gary Poppell, who is personally known to me or has produced \_\_\_\_\_ as identification.



David Kendrick  
DAVID A. Kendrick

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

Unofficial Copy

David J. Kendrick  
Witness Signature

David J. Kendrick  
Printed Name

Ana Elena Brown  
Witness Signature

Ana Elena Brown  
Printed Name

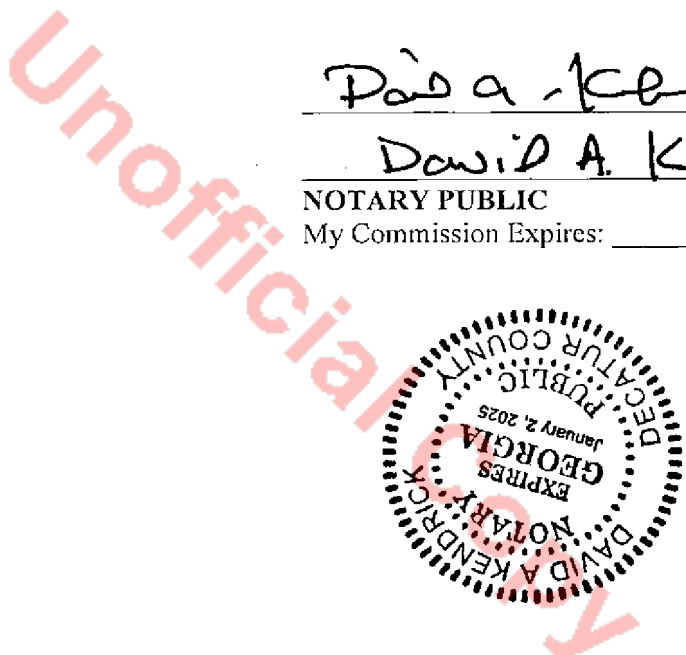
Bonnie Poppell L.S.  
Bonnie Poppell as to 50% interest

STATE OF ~~FLORIDA~~ GEORGIA  
COUNTY OF DECATUR

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of June, 2022, by Bonnie Poppell, who is personally known to me or has produced \_\_\_\_\_ as identification.

(Seal)

David A. Kendrick  
David A. Kendrick  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

Parcel ID No. 00-00-034-009-08343-000

Lot 64, Block 5, WAKULLA GARDENS UNIT TWO, as shown by plat of said subdivision or recorded at Plat Book 1, Page 42, Public Records of Wakulla County, Florida.

Unofficial Copy