

This Instrument prepared by & return to

Name: Lowe Title Services
Address: 68-A Feli Way.
Crawfordville, Florida 32327
File No: 22-5122
Parcel ID: 34-4S-03W-043-00482-000

THIS WARRANTY DEED made the ^{25th} day of July, A.D. 2022 by and between Brenda Yount Stallard, an unmarried individual, whose address is Crawfordville, Florida, hereinafter called the "Grantor", and Darwin Lamar Hutchinson and Andrea Alicia Hutchinson, husband and wife, whose address is 82 Fonigan Road, Sopchoppy, Florida 32358, hereinafter called the "Grantees":

(Which terms "grantors" and "grantees" 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 the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lots 22, 23 and 24, of SOPCHOPPY RIVER DEVELOPMENT, a subdivision in Section 34, Township 4 South, Range 3 West, as shown by plat thereof record in Plat Book 1, Page(s) 55, of the Public Records of Wakulla County, Florida.

The property described herein is the same property that became vested in Grantor by Warranty Deed recorded in OR Book 489, Page 900 of the Public Records of Wakulla County, Florida.

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

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantees 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 person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has hereunto set her hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Lani E Musgrove
Witness Signature
Lani E Musgrove
Printed Name

Brenda Yount Stallard L.S.
Brenda Yount Stallard

Susan M. Jones
Witness Signature
Susan M. Jones
Printed Name

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of July 2022, by Brenda Yount Stallard, an unmarried individual, who is personally known to me or has produced FL DL (type of identification) as identification.

(Seal)

Lani E Musgrove

Print Name
Notary Public

