

**Prepared By and Return To:**  
King & Wood, PA  
1701 Hermitage Blvd., Suite 203  
Tallahassee, FL 32308

Order No.: 22-1138

Property Appraiser's Parcel I.D. (folio) Number:  
00-00-043-000-09801-025

## WARRANTY DEED

THIS WARRANTY DEED dated July 22, 2022, by Andrea Alicia Hutchinson f/k/a Andrea A. Le f/k/a Andrea A. Dunn f/k/a Andrea Allcia Kelly, whose post office address is 94 Appaloosa Road, Crawfordville, Florida 32327 (the "Grantor"), to Tyler Rencher and Chelsie Rencher, husband and wife, whose post office address is 94 Appaloosa Road, Crawfordville, Florida, 32327 (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 Ten And No/100 Dollars (\$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 that certain land situated in County of WAKULLA, State of Florida, viz:

Commencing at the Northwest Corner of Lot No. 43, Hartsfield Survey of lands, Wakulla County, Florida, (marked by a concrete monument); thence run S 17°15'15" E, 2130.21 feet to a concrete monument and Point of Beginning of tract herein described; from the Point of Beginning run N 72°35'55" E, 398.95 feet to a concrete monument on the West right-of-way of Appaloosa Road; thence run S 17°11'37" E, along the West right-of-way of Appaloosa Road, 200.0 feet to a concrete monument; thence run S 72°35'55" W, 398.74 feet to a concrete monument; thence run N 17°15'15" W, 200.0 feet to the Point of Beginning, and being situate in the W ½ of Lot No. 43, Hartsfield Survey, and being otherwise described as Tract No. 19 of an unrecorded plat of Rakirk Ranchettes.

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: 12/31/2021.

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:

[Signature]

Witness Signature

Edward W. Wood  
Printed Name of First Witness

Susan M Jones  
Witness Signature

Susan M Jones  
Printed Name of Second Witness

[Signature]  
Andrea Alicia Hutchinson f/k/a Andrea A. Le f/k/a  
Andrea A. Dunn f/k/a Andrea Allcia Kelly

**Grantor Address:**  
94 Appaloosa Road  
Crawfordville, FL 32327

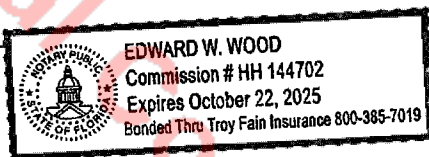
STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or      Online Notarization this 22<sup>nd</sup> day of July, 2022 by Andrea Alicia Hutchinson, who is personally known to me or who has produced FDL (type of identification) as identification.

[Signature]

Notary Public



Printed Name: \_\_\_\_\_

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_