

Prepared by:  
Justin Givens  
Anderson, Givens & Fredericks P.A.  
1689 Mahan Center Boulevard, Suite B  
Tallahassee, Florida 32308

File Number: 22-349

### General Warranty Deed

Made this August 24, 2022 A.D. By **Deana Courson, a single person**, whose post office address is: 11 Garland Circle, Crawfordville, Florida 32327, hereinafter called the grantor, to **Mary Ann Zoas-Tierney, a single person**, whose post office address is 11 Garland Circle, Crawfordville, Florida 32327, hereinafter called the grantee.

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, viz.

See Attached Schedule "A"

Parcel ID Number 00-00-057-387-09960-C02

**Subject To** covenants, restrictions, & easements of record, if any which are not by reference herein re-imposed

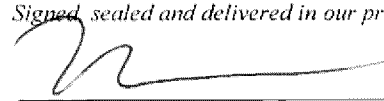
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

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

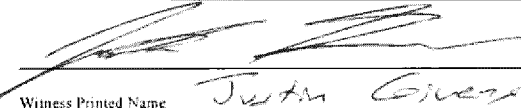
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 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 our presence:

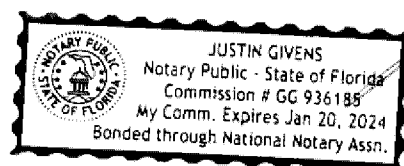
  
Witness Printed Name VICTORIA WILDE

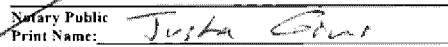
 (Seal)  
Deana Courson  
Address 11 Garland Circle, Crawfordville, Florida 32327

  
Witness Printed Name Justin Givens

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of August, 2022, by Deana Courson, a single person, who is/are personally known to me or who has produced Drivers License as identification.



  
Notary Public  
Print Name: Justin Givens  
My Commission  
Expires: \_\_\_\_\_

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**"Schedule A"**

LOT 2, BLOCK C OF GARDENS OF SARALAN, PHASE II, ACCORDING TO THE PLAT THEREOF AS  
RECORDED IN PLAT BOOK 5, PAGE 61, OF THE PUBLIC RECORDS OF WAKULLA COUNTY,  
FLORIDA.

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