

This Instrument prepared by & return to

Name: Lowe Title Services
Address: 68-A Feli Way.
Crawfordville, Florida 32327
File No: 22-5129
Parcel ID: 00-00-121-117-12199-056

THIS WARRANTY DEED made the 14th day of September, A.D. 2022 by and between Lazaro Herrera and Elizabeth Herrera, husband and wife, whose address is 9661 SW 102 Avenue Road, Miami, Florida, 33176 hereinafter called the "Grantors", and Johann Cooksey and Carolyn Cooksey, husband and wife, whose address is 205 Oma Road, Monticello, Florida 32344, 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 Grantors for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 18, Block "G" of OYSTER BAY ESTATES UNIT NO. 2, as shown by plat of said subdivision of record on Plat Book 2, Page 10 of the Public Records of Wakulla County, Florida.

The land described herein is not the constitutional homestead of the Grantor(s), and will not be the constitutional homestead of the Grantee(s).

Being the same property conveyed to Grantors by Warranty Deed recorded in OR Book 1133, Page 383 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.

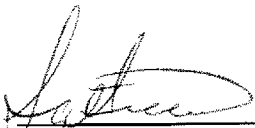
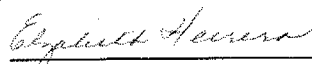
To Have and to Hold, the same in fee simple forever.

And the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant 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 Grantors have hereunto set their hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

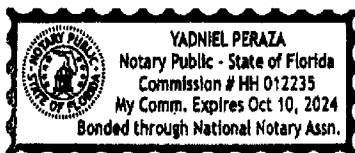

 Witness Signature
Dorlene Soto
 Printed Name

 Witness Signature
Yadriel Peraza
 Printed Name

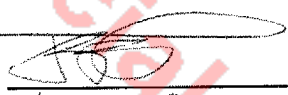
 L.S.
 Lazaro Herrera
 L.S.
 Elizabeth Herrera

STATE OF FLORIDA
 COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of September 2022, by Lazaro Herrera and Elizabeth Herrera, husband and wife, who are personally known to me or have produced _____ type of identification) as identification.

(Seal)




YADNIEL PERAZA
 Print Name
 Notary Public