

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-078-013-10804-000

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 7 day of **December, 2022** by **GARY LINTON and CHARLES ANTHONY PARKER, JR.**, herein called the grantors, to **CYNTHIA R. GROSS and JAN COLVIN**, whose post office address is **38 CEDAR AVENUE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantees:
(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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10 00) Dollars 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, State of Florida, viz .

Lot 83, Block "A", of Magnolia Gardens, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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 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, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS

Candace M. Cushing
Witness #1 Signature
Candace M. Cushing
Witness #1 Printed Name

PLEASE SIGN

GARY LINTON
GARY LINTON
P O BOX 13523, TALLAHASSEE, FL 32317

WITNESS

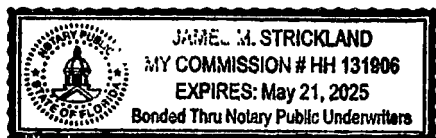
Susan Mandell
Witness #2 Signature
Susan Mandell
Witness #2 Printed Name

NOTARIZE

STATE OF FLORIDA
COUNTY OF LEDON

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 7th day of December, 2022 by GARY LINTON who is personally known to me or has produced N/A as identification.

SEAL



James M. Strickland
Notary Public
JAMES M. Strickland
Printed Notary Name

Signed, sealed and delivered in the presence of.



Ginger Franklin
 Witness #1 Signature
Ginger Franklin
 Witness #1 Printed Name



Stacy E Bell
 Witness #2 Signature
Stacy E Bell
 Witness #2 Printed Name



Charles Anthony Parker Jr.
 CHARLES ANTHONY PARKER, JR.
 1413 COUNTRYRIDGE PL, ORLANDO, FL 32835



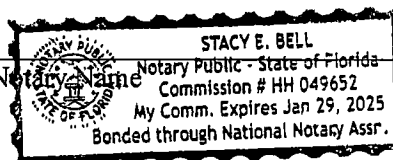
STATE OF FLORIDA
 COUNTY OF

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization, this 6 day of December, 2022 by CHARLES ANTHONY PARKER, JR who is personally known to me or has produced _____ as identification.

SEAL

Stacy E Bell
 Notary Public

Printed Notary Name



Unofficial Copy