

This instrument Prepared by and return to:

Name: W.Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2022-5546AMO

Parcel I.D. No.: 00-00-034-009-08347-000

____ SPACE ABOVE THIS LINE FOR PROCESSING DATA _____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

THIS WARRANTY DEED Made the 30th day of December, 2022, by **Christle Anne Dunsford**, a single woman, hereinafter called the grantor(s), to **Leland Murphy**, an unmarried man, whose post office address is **40 Catawba Trail, Crawfordville, FL 32327** hereinafter called the grantee(s):

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **WAKULLA County, State of Florida**, viz:

Lot 68, Block "5" WAKULLA GARDENS UNIT TWO, A Subdivision as Per Map or Plat Thereof Recorded in Plat Book 1, Page 42 Of The Public Records Of Wakulla County, Florida.

Subject to taxes for the year 2022 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

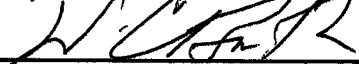
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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


And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully 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, 2022.

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:




Signature



Printed Signature



Signature



Printed Signature



Christle Anne Dunsford

Address: 637 Rich Bay Road
Havana, FL 32333

Unofficial Copy