

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H. COLVIN
JAN H. COLVIN
WAKULLA TITLE COMPANY, INC
3004 Crawfordville Highway
Crawfordville, FL 32326
Property Appraisers Parcel Identification (Folio) Numbers: **00-00-034-012-09639-004**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 6th day of April, 2023 by **GABRIEL M. NIPPER** and **MELISSA NIPPER, HUSBAND AND WIFE**, herein called the grantors, to **TIMOTHY J. PLESSINGER, AN UNMARRIED MAN**, whose post office address is **33 PAULETTE DRIVE, CRAWFORDVILLE, FL 32327**, hereinafter called 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 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.:

Lots 4 and North 1/2 of Lot 5, Block "55", Wakulla Gardens, Unit Five, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

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 grantee 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, 2022

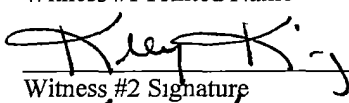
IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of.



Witness #1 Signature
Jan H. Colvin

Witness #1 Printed Name




Witness #2 Signature
Kelly King

Witness #2 Printed Name



GABRIEL M. NIPPER
1001 BACK FOREST RD, TALLAHASSEE, FL 32305

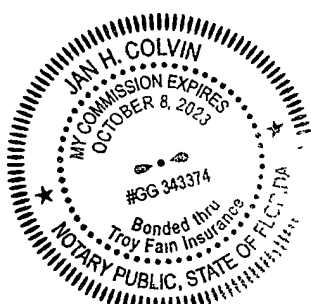


MELISSA NIPPER
1001 BACK FOREST RD, TALLAHASSEE, FL 32305

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 6th day of April, 2023 by **GABRIEL M. NIPPER** and **MELISSA NIPPER** who are personally known to me or have produced driver's license as identification

SEAL





Notary Public

Printed Notary Name