

Prepared by:
Evie Peacock
Peacock Title Inc
2932 Wellington Circle S., Suite 201
Tallahassee, Florida 32309

File Number: 0423.23

General Warranty Deed

Made this May 15, 2023 A.D. By **Fred Allen Hyatt, a single man**, hereinafter called the grantor, to **Phatorria Calligan, a single woman**, whose address is: 168 Neeley Road, 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:

Lots 61 and 62, Block "18", of WAKULLA GARDENS, a subdivision, as per map or plat thereof recorded in Plat Book 1, Page 39, of the Public Records of Wakulla County, Florida.

Parcel ID Number: **R 00-00-035-008-07543-000**

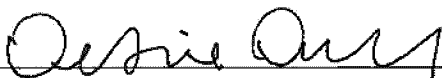
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2022.

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 **Desire M. Duff**

 (Seal)

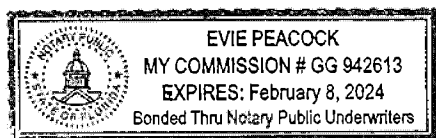
Fred Allen Hyatt
Address: 5753 Hwy 85 N. #3259, Crestview, Florida 32536




Witness Printed Name **Evie Peacock**

State of Florida
County of Leon

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 05/15/2023, by Fred Allen Hyatt, a single man, who is personally known to me or who has produced a drivers license as identification.





Notary Public
Print Name: **Evie Peacock**
My Commission Expires: _____
Notary Seal