

**Prepared By and Return To:**

Hayward Title Group  
Attn. Sherry Fordham  
71A Songbird Avenue  
Crawfordville, FL 32327

Order No.: 23C-0330

Property Appraiser's Parcel I.D. (folio) Number:  
00-00-073-335-10187-017

**WARRANTY DEED**

THIS WARRANTY DEED dated July 10, 2023, by Jeremy R. Barton and Janine K. Heiney, husband and wife, whose post office address is 5 Hamptons Way, Crawfordville, Florida 32327 (the "Grantor"), to Kirstyn Griffin and Chase Motes, wife and husband, whose post office address is 124 Juniper Drive, Crawfordville, Florida, 32327 (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 Grantor, for and in consideration of the sum of Two Hundred Ninety Thousand And No/100 Dollars (\$290,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

Lot 17, The Hammocks - Phase 1, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 44 and 45, of the Public Records of Wakulla County, Florida

Subject to easements, restrictions, reservations and limitations of record, if any.

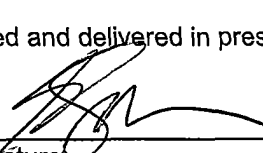
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

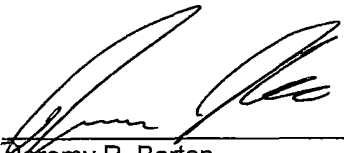
TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the 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. 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 presence of:

  
 Witness Signature

  
 Jeremy R. Barton

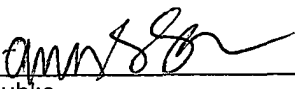
  
 Printed Name of First Witness

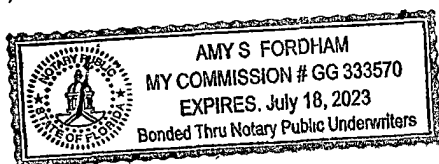
  
 Witness Signature

  
 Printed Name of Second Witness

STATE OF FLORIDA  
 COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of physical presence this 10th of July, 2023 by Jeremy R. Barton, who is/are personally known to me or who produced DRIVER'S LICENSE as identification.


  
 Notary Public  
 (SEAL)



Unofficial Copy

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

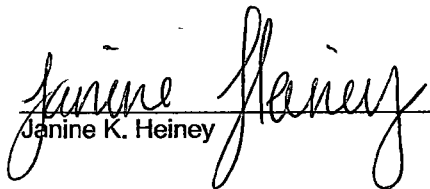
Signed, sealed and delivered in presence of:

  
Witness Signature

Isaias Noriega  
Printed Name of First Witness

  
Witness Signature

Dennys Velasquez  
Printed Name of Second Witness

  
Janine K. Heiney

STATE OF FL  
COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of physical presence this 10 of July, 2023 by Janine K. Heiney, who is/are personally known to me or who produced FL D.L. as identification.

  
Notary Public  
(SEAL)

