

AFTER RECORDING, RETURN TO:
Christopher D. Sullivan
5 Fox Run Circle
Crawfordville, Florida 32327

WARRANTY DEED

THIS WARRANTY DEED, made this 27th day of July, 2023, by and between **Damarcus V. Hayes**, a single man, whose mailing address is 1419 Kingford Avenue, Tallahassee, Florida 32310, (hereinafter referred to as the "Grantor"), and **Christopher D. Sullivan and Cynthia B. Sullivan**, husband and wife, whose mailing address is 5 Fox Run Circle, Crawfordville, Florida 32327 (hereinafter referred to as the "Grantees");

(Wherever the context hereof so requires or admits, the terms "Grantor" and "Grantees" shall include singular and plural, and use of any gender shall be applicable to all genders, and this instrument shall be binding upon all parties hereto and their legal representatives, successors, and assigns.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantees, their heirs and assigns forever, all that certain land situate in Wakulla County, Florida, to wit:

Lot Number 22, Block 23 of Wakulla Gardens, Unit III, as shown by plat of said subdivision of record on Page 43 of Plat Book No. One of the Public Records of Wakulla County, Florida.

Property Appraiser's Parcel Identification No. 00-00-043-010-09003-000.

TOGETHER WITH all tenements, hereditaments, and appurtenances and all right, title, interest, and estate, thereto belonging or in anywise appertaining.

The Grantor hereby warrants and covenants that the above-described land does not constitute Grantor's homestead or any portion thereof under the laws of the State of Florida.

AND the Grantor does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever, SUBJECT HOWEVER, to any easements, reservations, and restrictive covenants of record, which are specifically not reimposed or extended hereby, and to taxes for the year 2023 and subsequent years.

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

Signed, sealed, and delivered
in the presence of:

[Signature]
(1st Witness-Signature)

Jordyn McTavish
(1st Witness-Printed Name)

[Signature]
(2nd Witness-Signature)

Jana Deshazo
(2nd Witness-Printed Name)

Damarcus V. Hayes
DAMARCUS V. HAYES

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of July, by Damarcus V. Hayes. Such person: () personally known to me; (☒) produced FL DL as identification.

[Signature]
(Signature of Notary Public)

(Notarial Seal)

(Typed or Printed Name of Notary Public)

My Commission Expires:

