

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**JAN H. COLVIN**

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32326

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-043-010-09160-000**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 11<sup>th</sup> day of August, 2023 by **HABITAT FOR HUMANITY OF and WAKULLA COUNTY, INC., A FLORIDA NON-PROFIT CORPORATION**, herein called the grantors, to **LATOSHA L. TIMMONS, unmarried** whose post office address is 34 **SARSI DRIVE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantee: (P) 34

*(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.:

**Lot 37, Block "31", Wakulla Gardens, Unit III, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 43, of the Public Records of Wakulla County, Florida.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.**

**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.

\*\*\*The rest of this page is intentionally left blank\*\*\*

Signed, sealed and delivered in the presence of:

Jan H Colvin  
Witness #1 Signature  
Jan H Colvin

Witness #1 Printed Name  
Witness Address: 3004 Crawfordville Highway  
Crawfordville, FL 32326

Alice Stokley  
Witness #2 Signature  
Alice Stokley

Witness #2 Printed Name  
Witness Address: 255 Edgar Poole Rd  
Crawfordville, Fl. 32327

HABITAT FOR HUMANITY OF and WAKULLA COUNTY, INC., A FLORIDA NON-PROFIT CORPORATION

Cheryll Olah  
CHERYLL OLAH, PRESIDENT  
P.O BOX 1596, CRAWFORDVILLE, FL 32326

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by ( X ) physical presence or ( ) online notarization this 11th day of August, 2023 by CHERYLL OLAH, PRESIDENT of HABITAT FOR HUMANITY OF and WAKULLA COUNTY, INC., A FLORIDA NON-PROFIT CORPORATION on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

Jan H Colvin  
Notary Signature

My Commission Expires:

Printed Notary Signature

