

Prepared by and return to:

Terri Moody
Dixie Title Services, LLC
167 Northeast 351 Highway
Cross City, FL 32628
(352) 494-9862
File No DTS230540

Consideration: \$41,900.00

Parcel Identification No 14-4S-02W-000-01965-002

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 16th day of June, 2023 between William T. Markham, a married man, conveying separately owned non homestead property whose post office address is 1869 Pine Bluff Road, Perry, FL 32348, of the County of Taylor, State of Florida, Grantor, to Seth Bunch and Ronni Bunch, husband and wife, whose post office address is 183 Duncan Drive, Crawfordville, FL 32327, of the County of Wakulla, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Wakulla, Florida, to-wit:

Begin at a concrete monument (marked #1254) marking the Northeast corner of the West One Half of the Northwest Quarter of Section 14, Township 4 South, Range 2 West, Wakulla County, Florida. From said Point of Beginning run South 478.32 feet to an iron rod and cap (marked #6468) lying on the Northeasterly right of way boundary of Lawhon Mill Road, thence run Northwesterly along said right of way boundary the following 4 courses: Along the arc of a curve concave to the Southwesterly having a radius of 525.00 feet, through a central angle of 06 degrees 13 minutes 29 seconds, for an arc distance of 57.04 feet, chord being North 27 degrees 33 minutes 07 seconds West 57.01 feet to an iron rod and cap (marked #6468), North 30 degrees 39 minutes 52 seconds West 151.24 feet to an iron rod and cap (marked #6468), along the arc of a curve concave to the Southwesterly having a radius of 525.00 feet, through a central angle of 13 degrees 25 minutes 34 seconds, for an arc distance of 123.02 feet, chord being North 37 degrees 22 minutes 39 seconds West 122.74 feet to an iron rod and cap (marked #6468), North 44 degrees 05 minutes 26 seconds West 281.62 feet to an iron rod and cap (marked #6468), thence leaving said right of way boundary run South 89 degrees 40 minutes 30 seconds East along the North boundary of said Section 14 (as monumented) a distance of 373.97 feet to the Point of Beginning.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Terri Jenkins
WITNESS
PRINT NAME: Terri Jenkins

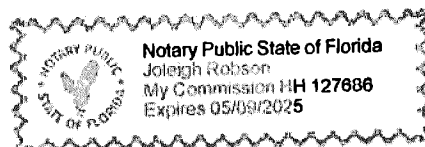
William T. Markham
William T. Markham

Joleigh Robson
WITNESS
PRINT NAME: Joleigh Robson

STATE OF FLORIDA
COUNTY OF DIXIE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16th day of June, 2023, by William T. Markham.

Joleigh Robson
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification: Drivers license
Produced: _____

Unofficial Copy