

APN: 00-00-034-009-08319-000

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
VESTING
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. ASV-139815-P

Send Tax Notices to:
RANDI ALEXANDRA TUCKER AND JOHN MARVIN ELY II
136 CATAWBA TRAIL
CRAWFORDVILLE, FL 32327

This Instrument Prepared By:
MELISSA SUE RENZA, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

WARRANTY DEED

For good consideration in the amount of **One Hundred Sixty-Five Thousand and 00/100 Dollars (\$165,000.00)**, I (we) **JOHN MARVIN ELY, HEREIN JOINED WITH HIS SPOUSE MARY ELY** whose mailing address is 233 WHIDDEN LAKE RD, CRAWFORDVILLE FL 32327 hereby bargain, deed and convey to **RANDI ALEXANDRA TUCKER AND JOHN MARVIN ELY II, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, whose mailing address is 136 CATAWBA TRAIL, CRAWFORDVILLE, FL 32327, the following described land in WAKULLA County, State of Florida, free and clear with WARRANTY COVENANTS, to wit:

LOTS 38 AND 39, BLOCK "5", WAKULLA GARDENS UNIT II, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK I, PAGE 42, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

PROPERTY ADDRESS: 136 CATAWBA TRAIL, CRAWFORDVILLE, FL 32327
This instrument was prepared without the benefit of a title examination.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

TOGETHER with all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or appertaining; and every right, title, or interest, legal or equitable, of the seller(s), of in and to the same.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

WITNESS the hands and seal of said Grantors this 25th day of August, 2023.

John Marvin Ely
JOHN MARVIN ELY

Mary Ely
MARY ELY

John Pugherty
Printed Witness Name

[Signature]
Witness Signature

Mailing Address (required): _____

Raina S. Turner

Printed Witness Name

Raina S. Turner
Witness Signature

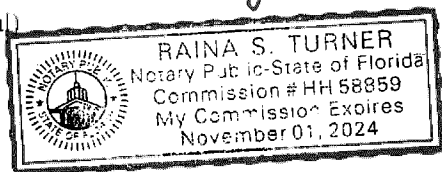
Mailing Address (required): _____

STATE OF FLORIDA
COUNTY OF Wakulla SS.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 25th day of August, 2023, by JOHN MARVIN ELY AND MARY ELY.

(Seal)



Raina S. Turner
Notary Public
Printed Name: Raina S. Turner
My Commission Expires: November 01, 2024
Commission # HH 58859

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