

Prepared By and Return To:

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

Order No.: 23C-0695

Property Appraiser's Parcel I.D. (folio) Number:
00-00-076-183-10244-028

WARRANTY DEED

THIS WARRANTY DEED dated December 1, 2023, by Joseph W. Joyce, a single person and Debra Edwards Joyce, a single person, whose post office address is 1939 Mallory Sq, Tallahassee, Florida 32308 (the "Grantor"), to Eric Kasheta, a single man, whose post office address is 42 Shadow Oak Circle, 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 Fifty Thousand And No/100 Dollars (\$260,000.00) 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:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

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: 2023.

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:

● Lisa Jenkins
Witness Signature

● Joseph W. Joyce
Joseph W. Joyce

● Lisa G Jenkins
Printed Name of First Witness

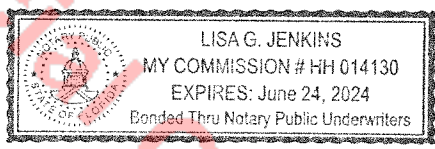
● [Signature]
Witness Signature

● Sherry Fordham
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF Kauai

The foregoing instrument was acknowledged before me by means of physical presence this 27th of September 2023, by Joseph W. Joyce, a single person, who is/are personally known to me or who produced [Signature] as identification.

● Lisa Jenkins
Notary Public
(SEAL)



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:

● Angela M Wells
Witness Signature

● Debra Edwards Joyce
Debra Edwards Joyce

● Angela M. Wells
Printed Name of First Witness

● Rose Marie Wells
Witness Signature

● Rose Marie Wells
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF ESCAMBIA

NOV

The foregoing instrument was acknowledged before me by means of physical presence this 30th of ~~December~~, 2023 by Debra Edwards Joyce, a single person, who is/are personally known to me or who produced ● known to me as identification.

● Angela M Wells
Notary Public
(SEAL)



Unofficial Copy

EXHIBIT "A"
Legal Description

Lot 28, OLD ARRAN TRACE, according to the plat thereof, recorded in Plat Book 3, Page 48, of the Public Records of Wakulla County, Florida.

Unofficial Copy