

Prepared by and return to:

Sebastian Villa  
North Florida Title Company  
1624 Village Square Boulevard  
Suite 202  
Tallahassee, FL 32309  
(850) 386-1433  
File No 2023-193-TAL

Parcel Identification No 00-00-035-008-07568-000

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the **31st day of January, 2024** between **Daniel Santa Rita and Karen Santa Rita, husband and wife**, whose post office address is **138 Riverwalk Court, Ormond Beach, FL 32176**, Grantors, to **Infinity Realty Services, LLC, a Florida Limited Liability Company**, whose post office address is **7113 Beech Ridge Trail, Suite 1, Tallahassee, FL 32312**, Grantee:

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

Lot 12, Block 19, WAKULLA GARDENS, according to the plat thereof, as recorded in Plat Book 1, Page(s) 39, of the Public Records of Wakulla County, Florida.

**Grantors warrant** that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

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

**Subject to** taxes for 2024 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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sebastian Villa Sebastian Villa  
WITNESS 654 W Tharpe Street  
PRINT NAME: Tallahassee, FL 32303

Daniel Santa Rita  
Daniel Santa Rita

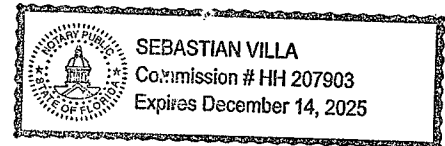
Karen Santa Rita  
Karen Santa Rita

Jo-An Lusk  
WITNESS 6636 Tomy Lee Trail  
PRINT NAME: Tallahassee, FL 32309  
STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 31 day of January, 2024, by Daniel Santa Rita and Karen Santa Rita.

Sebastian Villa  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: ☒  
Type of Identification  
Produced: FLDL



Official Copy