

Prepared By and Return To:

Hayward Title Group
Blake Hayward
71A Songbird Ave.
Crawfordville, FL 32327

Property Appraiser's Parcel I.D. (folio)
Number: 21-2S-01W-212-03941-A21

QUIT CLAIM DEED

THIS QUIT CLAIM DEED dated February ¹⁵ 2024, by Laura S. Taylor, a single woman, whose post office address is 46 Ring Tailed Eagle Drive, Crawfordville, FL 32327 (the "Grantor"), to Laura S. Taylor, a single woman, whose post office address is 46 Ring Tailed Eagle Drive, Crawfordville, FL 32327, and James Darren Vernon, as joint tenants with rights of survivorship (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 Ten Dollars And No/100 Dollars (\$10.00) 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:

LOT 21, BLOCK "A", NORTHWOOD SUBDIVISION, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 91 TO 97 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

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.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

This instrument has been prepared without the benefit of a title search and no title insurance is being issued to any party. Preparer is making no representations or warranties whatsoever regarding title or marketability of the property. Parties agree to hold harmless and indemnify preparer regarding any liability arising from this conveyance as it affects the parties involved in this conveyance or anyone claiming title under the parties to this conveyance.

Signed, sealed and delivered in presence of:

Lisa G. Jenkins
Witness Signature
Lisa G. Jenkins

Laura S. Taylor
Laura S. Taylor

HAYWARD Title Group Hayward Title Group
71A Songbird Ave
Crawfordville, FL 32327

Sherry Fordham
Witness Signature
Sherry Fordham

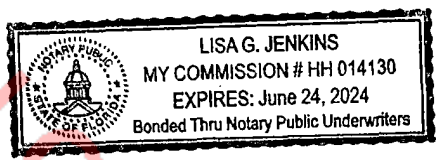
Grantor Address:
46 Ring Tailed Eagle Drive
Crawfordville, FL 32327

Printed Name of Second Witness

HAYWARD Title Group Hayward Title Group
71A Songbird Ave
Crawfordville, FL 32327
STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 15th of February, 2024 by Laura S. Taylor, a single woman, who is/are personally known to me or who produced _____ as identification.

Lisa G. Jenkins
Notary Public
(SEAL)



Official Copy