

Prepared By and Return To:

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

Order No.: 24C-0109

Property Appraiser's Parcel I.D. (folio) Number:
00-00-121-148-11964-8B2

WARRANTY DEED

THIS WARRANTY DEED dated March 4, 2024, by Allen M. Byrd and Misty Byrd, husband and wife, whose post office address is 154 Turtle Creek Lane, Panacea, Florida 32346 (the "Grantor"), to Scott Milne and Sandra Milne, husband and wife, whose post office address is 8242 Jackson Ave, Munster, Indiana, 46321 (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 Three Hundred Sixty-Five Thousand And No/100 Dollars (\$365,000.00) 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:

Witness Signature

Sherry Fordham

Printed Name of First Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of First Witness

Witness Signature

Lisa G. Jenkins

Printed Name of Second Witness

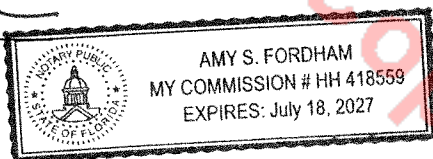
71A Songbird Avenue, Crawfordville, FL
32327

Address of Second Witness

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 4th of March, 2024 by Allen M. Byrd and Misty Byrd, husband and wife, who is/are personally known to me or who produced _____ as identification.

Notary Public
(SEAL)



Allen M. Byrd

Misty Byrd

Grantor Address:

154 Turtle Creek Lane
Panacea, FL 32346

EXHIBIT "A"

Legal Description

Lot 2, Block B, A REPLAT OF LOTS 16 THRU 36 OF SNUG HARBOR, according to the plat thereof, recorded in Plat Book 2, Page 117, of the Public Records of Wakulla County, Florida.

Unofficial Copy