

Prepared By and Return To:
Manausa, Shaw & Minacci, P.A.
Attn: Miriam Thornton, Esq.
140 West 1st St.
Saint George Island, FL 32328

Order No.: 24-0053MJ

Property Appraiser's Parcel I.D. (folio) Number:
00-00-074-272-10223-C05

WARRANTY DEED

THIS WARRANTY DEED dated March 22, 2024, by Mary E. Miller, a single woman and Miciaela Frassrand, a single woman, whose post office address is P.O. Box 587, Eastpoint, Florida 32328 (the "Grantor"), to Todd Burger, a single man, whose post office address is 59 Starling Trace, 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 Ten 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 5, BLOCK "C", SONGBIRD SUBDIVISION, PHASE I, A SUBDIVISION AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 88, 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.

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: December 31, 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:

Michelle L. Moore
Witness Signature

Michelle L. Moore
Printed Name of First Witness

140-D West 1st St.
St. George Island, FL 32328
Address of First Witness

Monique Jackson
Witness Signature

Monique Jackson
Printed Name of Second Witness

140-D West 1st St.
St. George Island, FL 32328
Address of Second Witness

M. Frassrand
Mary E. Miller by Miciaela Frassrand, her attorney-in-fact

Miciaela Frassrand, Individually

Grantor Address:
P.O. Box 587
Eastpoint, FL 32328

STATE OF FLORIDA

COUNTY OF FRANKLIN

The foregoing instrument was executed and acknowledged before me by means of Physical Presence or Online Notarization this 22 day of March, 2024 by Mary E. Miller by Miciaela Frassrand, her attorney-in-fact and Miciaela Frassrand, Individually, who is personally known to me or who has produced DL (type of identification) as identification.

Felicia M. Jackson
Notary Public

My Commission Expires:

