

**Prepared By and Return To:**

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

Order No.: 24C-0204

Property Appraiser's Parcel I.D. (folio) Number:  
R 00-00-077-000-10328-0003

**WARRANTY DEED**

THIS WARRANTY DEED dated April 5<sup>th</sup> 2024, by Olivia Howard, a single woman, whose post office address is 65 Rocky Mountain Road, Crawfordville, Florida 32327 (the "Grantor"), to Benjamin Layne, a married man, whose post office address is 1844 Dr. MLK Jr. Memorial Road, 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 Thirty Thousand And No/100 Dollars (\$30,000.00) 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.**

Property is not the homestead of the Grantor.

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:

[Signature]  
Witness Signature

Sherry Fordham  
Printed Name of First Witness

71A Songbird Avenue, Crawfordville, FL  
32327  
Address of First Witness

[Signature]  
Witness Signature  
Lisa G. Jenkins

Printed Name of Second Witness

71A Songbird Avenue, Crawfordville, FL  
32327  
Address of Second Witness

Olivia Howard  
Olivia Howard

**Grantor Address:**  
65 Rocky Mountain Road  
Crawfordville, FL 32327

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 15<sup>th</sup> of April, 2024 by Olivia Howard, a single woman, who is/are personally known to me or who produced driver's license as identification.

[Signature]  
Notary Public  
(SEAL)



**EXHIBIT "A"**  
Legal Description

Commencing At The Northwest Corner Of The Northeast Quarter Of Lot 77 Of Hartsfield Survey Of Lands In Wakulla County, Florida, Run Thence North 72 Degrees 12 Minutes East Along The North Boundary Of Said Northeast Quarter (NE1/4) 435.8 Feet To A Concrete Monument, Then Run South 17 Degrees 14 Minutes 30 Seconds East 781.4 Feet, Then Run South 73 Degrees 03 Minutes 30 Seconds West 210.0 Feet Along The Southerly Boundary Of The Old Frank Nicholson Land (Said Land Recorded In Deed Book No. 3, Page 89 Of The Public Records Of Wakulla County, Florida); Then Run South 16 Degrees 56 Minutes 30 Seconds East 113.96 Feet To A Point On The Southerly Right-Of-Way Limits Of U. S. 319 (Old State Road 10), Thence Run North 70 Degrees 36' 30" E Along The Southerly Right-Of-Way Limits Of Said Road 210.02 Feet To The Point Of Beginning. From The Point Of Beginning Continue To Run North 70 Degrees 36' 30" East Along The Southerly Right-Of-Way Limits Of Said Road 210.02 Feet To A Point, Thence South 16 Degrees 59' 54" East 219.08 Feet To A Point, Thence Run South 73 Degrees 03' 30" West 210.0 Feet, Thence Run North 16 Degrees 58' 12" West 210.06 Feet, More Or Less, To The Point Of Beginning, The West 1/2 Of Northeast 1/4 Of Lot 77 Of Hartsfield Survey.

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