

Prepared By and Return To:

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

Order No.: 24C-0366

Property Appraiser's Parcel I.D. (folio) Number:
R 00-00-034-009-08441-000

WARRANTY DEED

THIS WARRANTY DEED dated July 26, 2024, by Mary C. Salgado and William R. Salgado, wife and husband, whose post office address is 1996 E. Oxford Drive, Tempe, Arizona 85283 (the "Grantor"), to Joshua Allan Kaefer, a single man, whose post office address is 29 Pueblo Trail, 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 Two Hundred Twenty-Five Thousand And No/100 Dollars (\$225,000.00) 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:

Lot 14 and the East half of Lot 13, Block 7, WAKULLA GARDENS UNIT TWO, according to the plat thereof, recorded in Plat Book 1, Page 42, of the Public Records of Wakulla County, Florida.

Subject property is not the homestead of the Grantor as defined by the laws of the State of 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: 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:

• Amber Wells
Witness Signature

• Mary C Salgado
Mary C. Salgado

• Amber Wells
Printed Name of First Witness

• 104 Jackson St. Brooklyn, IA 52241
Address of First Witness

Grantor Address:
1996 E. Oxford Drive
Tempe, AZ 85283

• Heather Ochs
Witness Signature

• Heather Ochs
Printed Name of Second Witness

• 104 Jackson St, Brooklyn, IA 52241
Address of Second Witness

STATE OF Iowa
COUNTY OF Poweshiek

The foregoing instrument was acknowledged before me by means of physical presence this 24th of July, 2024 by Mary C. Salgado, a married woman, who is/are personally known to me or who produced driver's license as identification.

• Marie R. Hedlund
Notary Public
(SEAL)



Marie R. Hedlund
Commission Number 221923
My Commission Expires 4-13-2026

Official Copy

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:

• M.A. Silva
Witness Signature

William R. Salgado
William R. Salgado

• Karah Swetzer
Printed Name of First Witness
• 13783 S. Bell Road Benson, AZ 85602
Address of First Witness

Grantor Address:
13779 South Bell Road
Benson, AZ 85602

• Christina Libercci
Witness Signature
• Christina Libercci
Printed Name of Second Witness

• 13779 S. Bell Rd Benson, AZ 85602
Address of Second Witness

STATE OF Arizona
COUNTY OF Pima

The foregoing instrument was acknowledged before me by means of physical presence this 23rd of July, 2024 by William R. Salgado, a married man, who is/are personally known to me or who produced Driver License as identification.

• Notary Public
(SEAL)

