



Prepared by:
Karen Richmond
Land Title of America, Inc.
100 Southpark Boulevard, Suite 100
Saint Augustine, FL 32086
File Number: 24-1066-KR

Parcel ID: 22-2S-01W-000-03942-014

Warranty Deed

This Indenture made this 6th day of August, 2024 BETWEEN Stacy Lynn Bryan, a married woman, GRANTOR*, whose post office address is 648 New Light Church Road, Crawfordville, FL 32327, and Leigh Ann Parks, a single woman, GRANTEE*, whose post office address is 2001 Queenswood Drive, Tallahassee, FL 32303.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Wakulla, State of Florida, to-wit:

Commence at a 6 inch by 6 inch concrete monument marking the Northeast corner of the Northwest quarter of Section 22, Township 2 South, Range 1 West, Wakulla County, Florida also being the Northwest corner of Lot 12 of Cypress Cove a subdivision as per map or plat thereof recorded in Plat Book 2 Page 73 of the Public Records of Wakulla County, Florida, thence run South 00 degrees 14 minutes 18 seconds West along the West boundary of said Cypress Cove 359.60 feet to a concrete monument (marked #3562), thence run South 89 degrees 26 minutes 18 seconds West 65.00 feet to a re-rod (marked #4261) marking the Point of Beginning. From said Point of Beginning continue South 89 degrees 26 minutes 18 seconds West 208.71 feet to a re-rod (marked #4261), thence run South 00 degrees 14 minutes 18 seconds West 417.42 feet to a re-rod (marked #4261), thence run North 89 degrees 26 minutes 18 seconds East 208.71 feet to a re-rod (marked #4261), thence run North 00 degrees 14 minutes 18 seconds East 417.42 feet to the Point of Beginning containing 2.00 acres, more or less.

Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2024 and Subsequent Years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*Singular and plural are interchangeable, as context requires.

In Witness Whereof, Grantor, has hereunto set grantor's hand and seal this day and year first above written.

Stacy Lynn Bryan
Stacy Lynn Bryan

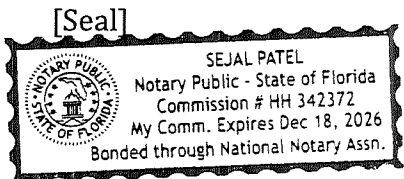
WITNESSES

SEJAL PATEL
Witness Printed Name: SEJAL PATEL
Witness address as required by §695.26, F.S.
2343 Crawford Hill Hwy, Suite # 107
Crawfordville FL 32327

FRANK CALVO
Witness Printed Name: FRANK CALVO
Witness address as required by §695.26, F.S.
2343 Crawford Hill Hwy, Suite # 107
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF WALDUA

THE FOREGOING INSTRUMENT was acknowledged before me by means of [physical presence or [] online notarization on August 6th 2024 by Stacy Lynn Bryan who is or are [] personally known to me or has or have [] produced Driver License as identification.



SEJAL PATEL
Notary Public: SEJAL PATEL
My commission expires: 12-18-26