

Return to: (enclose self-addressed stamped envelope)

Name:

Address:

This Instrument Prepared by: Joan M. Brady  
Morreale Brady Malone & Palmer, P.C.

Address: 449 Taft Avenue, Glen Ellyn, IL 60137

Property Appraisers Parcel Identification (Folio) Number(s):  
00-00-074-272-10223-C09

2-24-2387-AMO

WARRANTY DEED  
INDIVID. TO INDIVID.

\_\_\_\_ SPACE ABOVE THIS LINE FOR PROCESSING DATA \_\_\_\_ SPACE ABOVE THIS LINE FOR RECORDING DATA \_\_\_\_

This Warranty Deed Made the 20 day of July A.D. 20 24, by Jeremy S. Simpkins and Shelley B. Simpkins, husband and wife, Grantor(s) whose post office address is:  
106 Allen Road 2nd Floor Suite 201 Basking Ridge, NJ 07920

to Cory S. Stille and Robyn L. Stille, husband and wife

whose post office address is 60 Starling Trace Crawfordville, FL 32327

hereinafter called 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 corporation)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 (Ten and no/100 Dollars) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

Legal description attached and made a part hereof

**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, and hereby 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, 2024.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Stanley Clark  
Witness #1 - Signature

STANLEY CLARK  
Witness #1 - Printed Name

1950 N. Point Blvd, Tallahassee, FL 32308  
Witness #1 - Post Office Address

Natalie R. Gaymon  
Witness #2 - Signature

Natalie R. Gaymon  
Witness #2 - Printed Name

1950 N. Point Blvd. Apt. 807 Tallahassee, FL 32308  
Witness #2 - Post Office Address

Stanley Clark  
Witness #1 - Signature

STANLEY CLARK  
Witness #1 - Printed Name

1950 N. Point Blvd Tallahassee, FL 32308  
Witness #1 - Post Office Address

Natalie R. Gaymon  
Witness #2 - Signature

Natalie R. Gaymon  
Witness #2 - Printed Name

1950 N. Point Blvd. Apt 807 Tallahassee, FL 32308  
Witness #2 - Post Office Address

Jeremy S. Simpkins [L.S.]  
Signature

Jeremy S. Simpkins  
Printed Name

605 Starting Trace Dr. Crawfordville FL 32327  
Post Office Address

Shelley B. Simpkins [L.S.]  
Signature

Shelley B. Simpkins  
Printed Name

605 Starting Trace Dr. Crawfordville FL 32327  
Post Office Address

✓STATE OF Florida  
 COUNTY OF Wakulla  
 take acknowledgements by means of (X) physical presence or ( ) online notarization appeared

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and

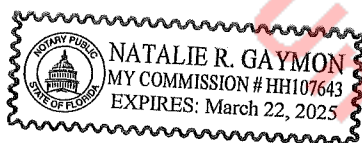
Jeremy S. Simpkins,

known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form

FL Driver's License

of identification of the above-named person(s):  
Jeremy S. Simpkins and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this

20th day of July, 2024.

✓ Natalie R. Gaymon  
 Notary Signature

✓ Natalie R. Gaymon  
 Printed Notary Signature

✓STATE OF Florida  
 COUNTY OF Wakulla  
 take acknowledgements by means of (X) physical presence or ( ) online notarization appeared

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and

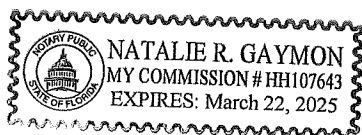
Shelley B. Simpkins,

known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form

FL Driver's License

of identification of the above-named person(s):  
Shelley B. Simpkins and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this

20th day of July, 2024.

✓ Natalie R. Gaymon  
 Notary Signature

✓ Natalie R. Gaymon  
 Printed Notary Signature

MR-CG-246090

**Exhibit "A"**

Lot 9, Block "C", of SONGBIRD SUBDIVISION PHASE I, a subdivision as per map or plat thereof, recorded in Plat Book 3, Pages 88-92, of the Public Records of Wakulla County, Florida.

Unofficial Copy