

THIS INSTRUMENT PREPARED BY:

Advantage Title Group, LLC
3233 Thomasville Rd.
Tallahassee, Florida 32308

PARCEL ID #00-00-035-008-07941-000

(Space above line reserved for recording information)

WARRANTY DEED

THIS WARRANTY DEED made this 9th day of January, 2025, by Christopher Vogel, a married man, hereinafter called Grantor, whose address is 2433 Buckness Drive, Valrico, FL 33596, to **Rosalind Fields**, a single woman, hereinafter called Grantee and whose address is 3228 Arbor Hill Way, Tallahassee, FL 32309.

(Wherever used herein the term "grantor" and "grantee" include all 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 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, lying and being in Wakulla County, Florida, viz:

Lot 36, Block 24, Wakulla Gardens, according to the Plat thereof, recorded in Plat Book 1, Page(s) 39, of the Public Records of Wakulla County, Florida.

THIS WAS NOT THE HOMESTEAD PROPERTY OF GRANTOR.

SUBJECT TO taxes accruing subsequent to December 31, 2024.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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 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 ins free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

[Signature]
Witness Signature

[Signature]
Christopher Vogel

Deborah Milazzo
Witness Printed Signature

3233 Thomasville Road
Witness Address Tallahassee FL 32308

[Signature]
Witness Signature

NGA NGUYEN MILLER
Witness Printed Signature

403 Vinmedge Ride Tall. FL
Witness Address 32303

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 9th day of January, 2025, by Christopher Vogel, a married man, [] personally known to me or [X] produced Florida drivers licenses as identification.

[Signature]
Notary Public, State of Florida.

