

Prepared by and return to:

Steve Berneman
Blueprint Title FL
401 Church Street
#1710
Nashville, TN 37219
(615) 933-0075
File No 2025-1375-FL

Parcel Identification No 00-00-074-272-10223-B03

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 6th day of March, 2025 between William E. Darrell and Susan G. Darrell, a married couple, whose post office address is **807 Aurora Lane, Marion, IL 62959**, of the County of Williamson, State of Illinois, Grantors, to **Derek Helms and Jenene Helms, a married couple, and Linda Helms, as Tenants by the Entirety**, whose post office address is **16 Bunting Drive, Crawfordville, FL 32327**, of the County of Wakulla, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Wakulla, Florida, to-wit:

All that certain land situate in Wakulla County, Florida, viz:

Lot 3, Block "B", SONGBIRD SUBDIVISION PHASE I, a Subdivision as per Map or Plat thereof recorded in Plat Book 3, Page 88, Public Records of Wakulla County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William E. Darrell

William E. Darrell

Susan G. Darrell

Susan G. Darrell

Evelyn Quiam

WITNESS 1

PRINT NAME: Evelyn Quiam

MAILING ADDRESS: 2014 Bluffton Lane Katy, TX 77450

KaTasha Owens

WITNESS 2

PRINT NAME: KaTasha Owens

MAILING ADDRESS: 10950 Westbrae Parkway Houston, TX 77031

STATE OF Texas

COUNTY OF Harris

This instrument was acknowledged before me on this ²⁷5th day of March, 2025, by William E. Darrell and Susan G. Darrell.

KaTasha Owens

03/05/2025

Signature of Notary Public

KaTasha Owens ID # 13170071-0

Notary Public, State of Texas, Harris County

Electronically signed and notarized online using the Proof platform.

