

**Prepared By and Return To:**

Hayward Title Group  
71A Songbird Avenue  
Crawfordville, FL 32327

Order No.: 25C-0085

Property Appraiser's Parcel I.D. (folio) Number:  
29-3S-01E-330-05506-006

**WARRANTY DEED**

THIS WARRANTY DEED dated February 28, 2025, by Paul Whitney Wharton and Belinda Hoots Wharton, husband and wife, whose post office address is 702NW 3rd St., Carrabelle, Florida 32322 (the "Grantor"), to Chase McKenzie Callahan and Krista Beth Callahan, husband and wife, whose post office address is 7214 Jaffrey Ct., Tallahassee, Florida, 32312 (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 Ten And No/100 Dollars (\$10.00) 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 6, HARDWOOD HAMMOCK, a subdivision, as per map or plat thereof as recorded in Plat Book 4, Pages 40-42 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: 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 presence of:

  
Witness Signature

Amy Fordham  
Printed Name of First Witness

 Hayward Title Group  
71A Songbird Ave  
Crawfordville, FL 32327  
Address of First Witness

  
Witness Signature

Lisa G Welch  
Printed Name of Second Witness

 Hayward Title Group  
71A Songbird Ave  
Crawfordville, FL 32327  
Address of Second


  
Paul Whitney Wharton

Belinda Hoots Wharton  
Belinda Hoots Wharton

**Grantor Address:**  
702NW 3rd St.  
Carrabelle, FL 32322

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 28th of February, 2025 by Paul Whitney Wharton and Belinda Hoots Wharton, husband and wife, who is/ are personally known to me or who produced DRIVER'S LICENSE as identification.

  
Notary Public  
(SEAL)

