

Prepared by and return to:  
Kathryn Plouffe  
Wakulla Title Company, Inc.  
3004 Crawfordville Highway  
Crawfordville, FL 32327

File No 29957

Parcel Identification No. Property 1:  
00-00-121-122-11977-019

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 13<sup>th</sup> day of March, 2025 between Marcus Brian Cosper and Lisa Cosper, husband and wife, whose post office address is 296 Martindale Drive, Albany, GA 31721, of the County of Lee, Georgia, Grantor, to Roger Bradley and Sheryl Bradley, husband and wife, whose post office address is 173 Volunteer Avenue, Wewahitchka, FL 32465, of the County of Gulf, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) 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 said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla, Florida, to-wit:

Lot 19 of Paradise Village of Shell Point Unit 1, a subdivision as per map or plat thereof, recorded in Plat Book 2, Pages 13-14, Public Records of Wakulla County, Florida.

Together with a 1973 Singlewide Fletcher Mobile Home, Vin No. T1005233S0264 and Title No. 10620109.

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

**Subject to** taxes for 2024 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** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor 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:

Marcus Brian Cosper  
Marcus Brian Cosper

Lisa Cosper  
Lisa Cosper



Allison Daniels  
WITNESS  
PRINT NAME: Allison Daniels

Kiersten Back  
WITNESS  
PRINT NAME: Kiersten Back

1832 Sellers Road  
Dawson, GA 39842  
WITNESS 1 ADDRESS

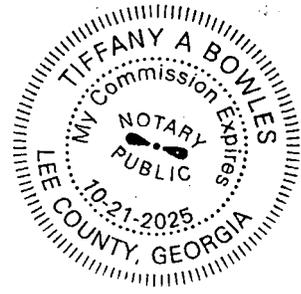
245 OAKLAND PARKWAY  
APT 1111 Leesburg, GA 31763  
WITNESS 2 ADDRESS



STATE OF Georgia  
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization, this 13<sup>th</sup> day of March, 2025 by Marcus Brian Cosper and Lisa Cosper, who  is/are personally known to me or who ( ) has/have produced Drivers license as identification.

Tiffany Bowles  
Signature of Notary Public  
Tiffany Bowles  
Print, Type/Stamp Name of Notary



Unofficial Copy