

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
71A Songbird Avenue
Crawfordville, FL 32327

Order No.: 25C-0217

Property Appraiser's Parcel I.D. (folio) Number:
00-00-034-012-09628-035

WARRANTY DEED

THIS WARRANTY DEED dated May 29, 2025, by Stephanie Lynn Prine f/k/a Stephanie L. Robison, a single woman, whose post office address is 24110 Lake Talquin Road, Tallahassee, Florida 32310 (the "Grantor"), to Kyle Downer, an unmarried man, whose post office address is 106 Haida Trail, Crawfordville, Florida, 32327 (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 One Hundred Seventy Thousand And No/100 Dollars (\$170,000.00) 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:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Subject to easements, restrictions, reservations and limitations of record, if any.

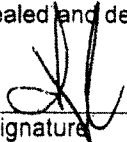
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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:

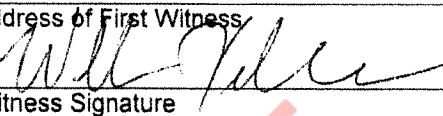


Witness Signature

David Zein-Eldin

Printed Name of First Witness
2121 Killarney Way, Tallahassee, FL 32309

Address of First Witness

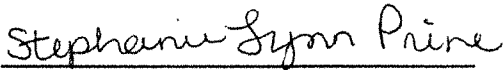


Witness Signature

William Koburger

Printed Name of Second Witness
2121 Killarney Way, Tallahassee, FL 32309

Address of Second Witness

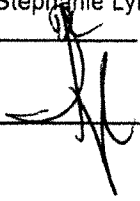


Stephanie Lynn Prine

Grantor Address:
24110 Lake Talquin Road
Tallahassee, FL 32310

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 28th of May, 2025 by Stephanie Lynn Prine, a single woman, who is/are personally known to me or who produced _____ as identification.



Notary Public
(SEAL)



EXHIBIT "A"
Legal Description

Lot 35 and the South 1/2 of Lot 36, Block 53, WAKULLA GARDENS, UNIT V, as shown by plat of said subdivision of record on Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

Unofficial Copy