

Prepared By and Return To:

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

Order No.: 25C-0330

Property Appraiser's Parcel I.D. (folio) Number:
00-00-078-013-11208-000

WARRANTY DEED

THIS WARRANTY DEED dated this the 3rd day of July, 2025, by David Lee Warner and Genesia Warner, husband and wife and Sherry Ann Mellow, a married woman, whose post office address is 5216 81st Street North, Apt # 3, Saint Petersburg, FL 33709 (the "Grantor"), to Anthony Aldino, a single man, whose post office address is 18 Melody Lane, Crawfordville, FL 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 Two Hundred Seventy-Nine Thousand And No/100 Dollars (\$279,000.00) 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:

Lots 5 and 6, Block "M", of MAGNOLIA GARDENS, a subdivision as per map or, plat thereof recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

Subject property is not the homestead of the Grantor, Sherry Ann Mellow, 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

Sherry Ann Mellow
 Printed Name of First Witness

Sherry Ann Mellow
 Sherry Ann Mellow

Grantor Address:
 50 Melody Lane
 Crawfordville, FL 32327

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



 Witness Signature

Lisa G. Welch
 Printed Name of Second Witness

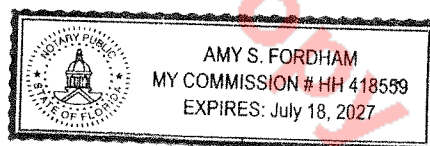
Address of Second Witness  Hayward Title Group
71A Songbird Ave
Crawfordville, FL 32327

STATE OF FLORIDA
 COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 3rd of July, 2025 by Sherry Ann Mellow, a married woman, who is/are personally known to me or who produced DRIVER'S LICENSE as identification.



 Notary Public
 (SEAL)



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:

• Cynthia Dugan
 Witness Signature
Cynthia Dugan
 Printed Name of First Witness
6075 13 Ave N Ste 2D
St Petersburg FL 33710
 Address of First Witness
[Signature]
 Witness Signature
Jo Dugan
 Printed Name of Second Witness
6075 13 Ave N Ste 2D
St Petersburg FL 33710
 Address of Second Witness

• David Lee Warner
 David Lee Warner
Genesis Warner
 Genesis Warner

Grantor Address:
 5216 81st Street North, Apt # 3
 Saint Petersburg, FL 33709

STATE OF FLORIDA
 COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of physical presence this 26 of June, 2025 by David Lee Warner and Genesis Warner, husband, who is/are personally known to me or who produced drivers license as identification.

• Cynthia Dugan
 Notary Public
 (SEAL)

