

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

78573
RECORDED
AT TIME & DATE NOTED
1989 FEB 15 AM 11:37

J. HAROLD THURMOND
CLERK CIRCUIT COURT
WAKULLA COUNTY FLORIDA

Return to: (enclose self-addressed stamped envelope)
Name: Wakulla Title Company, Inc.
Address: P.O. Box 1022
Crawfordville, FL 32327

This instrument Prepared by:

PREPARED BY: DONNA B. WAY,
an officer of WAKULLA TITLE COMPANY,
INC., P.O. Box 1022; Crawfordville,
FL 32327; pursuant to the
issuance of Title Insurance;
Property Appraiser's Parcel Identification (P.I.) Number(s):

Documentary Stamps Paid \$ 71.50
Date 2/16/89, Wakulla County,
Florida. J. Harold Thurmond, Clerk of
Circuit Court.
By Jay Butler
Deputy Clerk

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 13th day of February A. D. 19 89 by

RICHARD A. MILLER, a married man

hereinafter called the grantor, to

LORI J. CARTER, a single woman

whose postoffice address is P.O. Box 550; Panacea, FL 32346

hereinafter called 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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, viz:

Lots 1 and 2, MILLER PARK, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 84 of the Public Records of Wakulla County, Florida.

Subject to restrictions, easements, and reservations of record, if any, not specifically reimposed or extended hereby.

THE ABOVE described property is not the Homestead of the Grantor, within the meaning of Florida law, and Grantor's spouse has no interest in the property requiring her joinder herein.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 December 31, 1988.

SUBJECT TO MORTGAGE BETWEEN RICHARD A. MILLER, THE MORTGAGOR AND T. A. RAKER AND INEZ RAKER, HIS WIFE, THE MORTGAGEE, DATED AND RECORDED JANUARY 20, 1988, IN OFFICIAL RECORDS BOOK 137, PAGE 185 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Donna B. Way
Nancy C. Bush

Richard A. Miller (S)
RICHARD A. MILLER (S)

STATE OF FLORIDA
COUNTY OF WAKULLA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared RICHARD A. MILLER, a married man to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of February A. D. 19 89.

Notary Public, State of Florida
My Commission Expires Dec. 9, 1991

Donna B. Way

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