

WTCL# 11677

This Instrument Prepared by:  
Name: Nancy Buchanan  
Address: WAKULLA TITLE COMPANY, INC.  
P. O. Box 1022  
Crawfordville, FL 32326

Return to:  
Grantee(s) Name:  
Address:

Property Appraisers Parcel Identification Number(s):

00-00-077-199-10338-B56

Grantee(s) S.S.#'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED  
INDIV. TO INDIV.

FL#00000177498 B 402 P 481  
REC NO. 01107428882

FILED AND RECORDED  
DATE 03/15/2001 TM 13:45

BRENT X. THURMOND CLERK  
CO: WAKULLA ST: FL

DOC STAMPS 721.00  
INTANG TAX .00

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 8<sup>th</sup> day of March A.D. 2001, by **MATTHEW A. PRICE and JACQUELYN B. PRICE, husband and wife**, hereinafter called the grantor, to **ROGER BENTON, a single man**, whose post office address is **37 Eagle's Ridge Drive, Crawfordville, FL 32327**, 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, State of Florida**, viz:

Lot 56 of EAGLE'S RIDGE PHASE II, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 60 of the Public Records of Wakulla County, Florida.

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

**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 2000.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Signature

[Signature]  
Printed Signature  
Teresa A. McNeilly

[Signature]  
Signature  
Teresa A. McNeilly

[Signature]  
Printed Signature  
Teresa A. McNeilly

[Signature]  
Signature  
Teresa A. McNeilly

[Signature]  
Printed Signature  
Teresa A. McNeilly

STATE OF GEORGIA  
COUNTY OF Howe

**MATTHEW A. PRICE and JACQUELYN B. PRICE**, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): \_\_\_\_\_ and that an oath was not taken.

NOTARY RUBBER STAMP SEAL



[Signature]  
Signature

**MATTHEW A. PRICE**  
1103 Canterbury Road  
Gainesville, GA 30504

[Signature]  
Signature  
**JACQUELYN B. PRICE**

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ and that an oath was not taken. Witness my hand and official seal in the County and State last aforesaid this 8 day of March, A.D. 2001.

[Signature]  
Notary Signature  
[Signature]  
Printed Notary Signature