

Return to:

Name: STEWART TITLE OF TALLAHASSEE, INC.

Address: 3301 Thomasville Road Suite 202

Tallahassee, FL 32312

This Instrument Prepared by: SHERRY FORDHAM

STEWART TITLE OF TALLAHASSEE, INC.

3301 Thomasville Road Suite 202

Tallahassee, FL 32312

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):

00-00-121-08412-074-000

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

FILE NO: 02021139

## WARRANTY DEED

This Warranty Deed Made this 20th day of May, 2002,  
by RICHARD H. P. KRAFT

whose marital status is:

hereinafter called the grantor, whose post office address is: 2313 San Pedro Ave. Tallahassee, FL 32304

to MARC R. LIPSIUS

whose post office address is: 70 O'CONNOR CIRCLE WEST ORANGE, NJ 07062

hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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:  
LOT 10, BLOCK "A", UNIT NO. 3 OF SHELL POINT BEACH, A  
SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1,  
PAGE 58 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

This property ☒ [is] [is not] the homestead of the Grantor(s).

**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 December 31, 2001, reservations, restrictions and easements of record, if any.  
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: Lyn Cole

Witness Printed Name: Lyn Cole

Witness Signature: Sherry Fordham

Witness Printed Name: Sherry Fordham

Witness Signature: \_\_\_\_\_

Witness Printed Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Witness Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 20th day of May, 2002  
by RICHARD H. P. KRAFT

who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

Serial Number:

Printed Name: Amy J. [Signature]

Notary Public

