Return to:

Name:

STEWART TITLE OF TALLAHASSEE, INC.

Address: 3301 Thomasville Road Suite 202

Tallahassee, FL 32312

This Instrument Prepared by: WILMA K FARRIS

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):

Grantee(s) I.D.#

FILE NO:

03011594

WARRANTY DEED

This Warranty Deed Made this 3rd day of June by LEON WADE, INCORPORATED

, 2003,

Inst:0000199505 Date:06/16/2003 Time:13:01

204.40

a corporation existing under the laws of FLORIDA

, and having its place of business at

DC, Brent Thurmond, WAKULLA County B:491 P:358

569 EDGEWOOD AVENUE SOUTH JACKSONVILLE, FL 32205

hereinafter called the grantor, to MARK LUNDBERG

46 18600 Downway Rd. Clermont A 34711 whose post office address is: XXX Sharonwood Crawfordville, FL

Doc Stamp-Deed :

hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee, all that certain land situate in WAKULLA County, Florida, viz:

LOT 9, SHARONWOOD, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 21-23 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

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, 2002, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "granuor" and "granuee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

Secretary

LEON, WADE, INCORPORATED

Signed, sealed and delivered in the

William H. ncArthur

Kristina A. Larson

Witness Printed Name STATE OF FLORIDA

COUNTY OF

BUVAL

The foregoing instrument was acknowledged before me this 3 WILLIAM A. MEARTHUR as PRESION INCORPORATED, a FLORIDA corporation,

day of JUNE 2003

PRESIDENT

of LEON WADE,

on behalf of the corporation. He/she is personally known to me or has produced driver license(s) as identification.

My Commission expires:
GENEVA A. RAY

Notary Public, State of Florida

My comm. expires Nov. 29, 2005 🗢

Comm. No. DD 07352

Notary Public

Serial Number 6 2 2 2 2 0 0 0 73527