



1400 Metropolitan Boulevard
Tallahassee, Florida 32308

Instr:0000214557 Date:08/13/2004 Time:16:05

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DC, Brent Thurmond, WAKULLA County B:552 P:420

FTS# 04-696H

Property Appraisers Parcel I.D.(Folio) Number(s):

Grantee(s) Social Security # (s):

WARRANTY DEED

This **Warranty Deed** made the 9th day of August, 2004, by **St. Marks Villages, L.C.**, a Florida limited liability company, whose post office address is P. O. Box 1332, Tallahassee, FL 32302-1322 hereinafter called the grantor, to **John W. Croley, an unmarried man**, whose post office address is P. O. Box 829, Havana, FL 32333 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:

Lot 110, **VILLAGES OF ST. MARKS**, a subdivision as per map or plat thereof, recorded in **Plat Book 3, Page 70**, of the Public Records of **Wakulla County, Florida**.

THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY CONVEYED DOES NOT CONSTITUTE HOMESTEAD PROPERTY NOR IS IT ADJACENT TO HOMESTEAD PROPERTY OWNED BY THE GRANTOR.

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, 2003, subject to restrictions, reservations, and easements of record, if any, which are not re-imposed hereby.

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:

BJ Heideman
Witness One

Melinda Mills
Type/Print Name

Melinda Mills
Witness Two

Melinda Mills
Type/Print Name

St. Marks Villages, L.C., a Florida limited liability company L.S.

Millard J. Noblin, managing member L.S.

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 9th day of August, 2004, by **Millard J. Noblin, Managing Member, on behalf of St. Marks Villages, L.C., a Florida limited liability company**, who:

- is/are personally known to me,
- produced driver's license as identification, or
- produced _____ as identification

Barbara Jean Heideman
Notary Public

(SEAL)
MY COMMISSION EXPIRES:

