

THIS INSTRUMENT PREPARED BY:

Hayward & Grant, P. A.
John A. Grant, Attorney
2121-G Killarney Way
Tallahassee, FL 32309
Property ID# 000007311210195023

Inst:0000218671 Date:12/07/2004 Time:13:54
Doc Stamp-Deed : 944.30
DC, Brent Thurmond, WAKULLA County B:569 P:326

WARRANTY DEED

THIS INDENTURE, made this 30th day of November, 2004, between Purple Frog, LLC, whose address is 149 Mulberry Circle Crawfordville, FL 32327, Grantor, and LeVonne R. Hart and Marisa L. Hart, whose address is 1626 Elberta Drive, Tallahassee, FL 32304, Grantee,

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold unto the Grantee, its heirs and assigns forever, the following described land, to-wit:

Lot 23, Block "A", AMELIAWOOD, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 6 of the Public Records of Wakulla County, Florida.

*The Property described above is not the homestead of Grantor, nor is it adjacent thereto.

SUBJECT to reservations, restrictions and easements of record, if any.

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 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.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Purple Frog, LLC

[Signature]
witness signature John Grant
[Signature]
printed witness name Debbie Rowe

[Signature]
By: JANICE C. CARRAWAY
Its: _____

[Signature]
witness signature
REBECCA WOOD
printed witness name

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 30th day of November, 2004 by Purple Frog, LLC, who is/are personally known to me or who produced FL DL as identification.

Notary Public
John A. Grant
Commission # DD259640
Expires January 10, 2008
Bonded Troy Fair - Insurance, Inc. 800-385-7019

[Signature]
Notary Public John Grant

[Signature]
John A. Grant
Commission # DD259640
Expires January 10, 2008
Bonded Troy Fair - Insurance, Inc. 800-385-7019