

Prepared by and return to:
Universal Land Title, Inc.
Kathrine Ray
13889 Wellington Trace
Suite A15
Wellington, FL 33414
00-000-035-008-07908-000
File Number: 11541-09

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DC, Brent Thurmond, WAKULLA County B:601 P:723

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 21st day of June, 2005, between Samuel J. Sanfilippo and Juanita Sanfilippo, husband and wife whose post office address is 6880 Mayfair, Taylor, MI 48180, grantor, and Ronald Roppocio and Jodi Roppocio, husband and wife whose post office address is 16559 91st Place North, Loxahatchee, FL 33470, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Wakulla County, Florida, to-wit:

LOT 3, BLOCK 24 OF WAKULLA GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

Parcel Identification Number: 00-000-035-008-07908-000

GRANTORS HEREIN EXPRESSLY WARRANT THIS IS NOT HOMESTEAD PROPERTY, OR CONTIGUOUS THERETO AND IS IN FACT VACANT, UNIMPROVED LAND.

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, 2004, restrictions, reservations, covenants and easements of record, if any.

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:

Diane M. Ball
Witness Name: DIANE M. BALL

Kim Oliver
Witness Name: Kim Oliver

Samuel J. Sanfilippo
Samuel J. Sanfilippo

Juanita Sanfilippo
Juanita Sanfilippo

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me this 21st day of June, 2005, by Samuel J. Sanfilippo and Juanita Sanfilippo, who () are personally known to me or () have produced MI/OL as identification.

Diane M. Ball
Notary Public

Printed Name: DIANE M. BALL
My Commission Expires: Notary Public, Wayne County, MI
My Commission Expires Feb. 6, 2008