

This instrument prepared by:
MARY ELLEN DAVIS
LAWYER
17 High Drive Suite C
P. O. Box 1720
Crawfordville, FL 32326
(850) 926-6003

Parcel ID No: 00-00-035-008-07569-000

WARRANTY DEED

This WARRANTY DEED executed this 28th day of ^{November} ~~October~~, A.D. 2005, by DANIEL SANTA RITA, a married man, whose address is 22753 Robins Nest Court, Land O Lakes, FL 34639, hereinafter called Grantor, in favor of DANIEL SANTA RITA and KAREN SANTA RITA, husband and wife, whose address is 22753 Robins Nest Court, Land O Lakes, FL 34639, hereinafter called Grantees:

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in the County of Wakulla, State of Florida, to wit:

Lot numbered Thirteen (13) in Block Nineteen (19), Unit I, of Wakulla Gardens, as shown by plat of said subdivision of record on Page 39 of Plat Book No. One of the Public Records of Wakulla County, Florida.

Subject to the restrictions of record.

THIS PROPERTY IS NOT THE HOMESTEAD OF GRANTOR, DANIEL SANTA RITA, WITHIN THE MEANING OF FLORIDA LAW AND HIS SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING HER JOINDER HEREIN.

Together, with all the tenements, hereditaments, improvements, 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 Grantees 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, and hereby warrants the land is free of all encumbrances and will defend against the law claims of all persons otherwise.

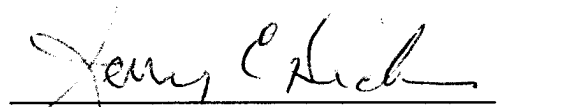
This Instrument has been prepared using a legal description provided by the Grantor without the benefit of a recent title examination or survey.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.


Signed, sealed, and delivered in the presence of:



Daniel Santa Rita



Signature of First Witness
Print Name: JERRY E HICKS



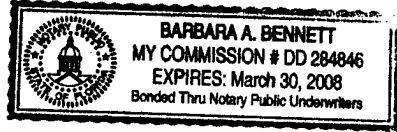
Signature of Second Witness
Print Name: Darlene McKinnon

STATE OF FLORIDA
COUNTY OF Hillsborough

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in the County aforesaid to take acknowledgments, personally appeared DANIEL SANTA RITA, ~~(to me known to be the person described in this instrument, or who produced _____ as identification, and who executed the foregoing instrument and who acknowledged before me that he executed the same.~~

WITNESS my hand and official seal in the County and State aforesaid this 28th day of ^{November} ~~October~~, 2005.

Barbara A. Bennett
Signature of Notary Public
Print Name: Barbara A. Bennett
Notary Public, State of Florida
My Commission Expires: March 30, 2008



Unofficial Copy