

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Denise Anico

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: 00-00-035-008-07239-000

Grantee SS #: and

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 7th day of February, 2006 by **STEPHEN TRAYNOR and DIANE TRAYNOR, husband and wife**, herein called the grantors, to **SERGIO SANTANA, a single man**, whose post office address is **1417 N.E. 16th AVENUE, FORT LAUDERDALE, FL 33304**, 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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 21, of Block 14 of WAKULLA GARDENS, as per map or plat thereof recorded in Plat Book 1, Page 39, Public Records of Wakulla County, Florida.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2005.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

William S. Hart
Witness #1 Signature

Witness #1 Printed Name

Sharon C. Hart
Witness #2 Signature

Witness #2 Printed Name

Stephen Traynor

STEPHEN TRAYNOR
16460 131st WAY NORTH, JUPITER, FL 33478

Diane Traynor

DIANE TRAYNOR
16460 131st WAY NORTH, JUPITER, FL 33478

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 6th day of Feb, 2006 by STEPHEN TRAYNOR and DIANE TRAYNOR who are personally known to me or have produced Florida D/L's as identification.

SEAL

William S. Hart
Notary Public

William S. Hart
Printed Notary Name



OFFICIAL NOTARY SEAL
WILLIAM S. HART
COMMISSION NUMBER
#DD207668
MY COMMISSION EXP.
APRIL 30, 2007