

Prepared by:  
Cary Gerrell  
North State Title  
2700 Apalachee Pkwy Suite B  
Tallahassee, FL 32301  
Pursuant to the issuance of Title Insurance  
File Number: 06-3994

Warranty Deed

Made this September 27, 2006 A.D. By **W. Sutton Webb, III a/k/a Sutton Webb and Holly Webb, husband and wife**, whose address is: 2100 W. Randolph Circle, Tallahassee, FL 32308, hereinafter called the grantor, to **Louis Bogner and Mary Bogner, husband and wife**, whose post office address is: , hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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:

Lots 13 and 14, Block 18, Wakulla Gardens, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 39, of the Public Records of Wakulla County, Florida.

Parcel ID Number: **00-00-035-008-07497-000**

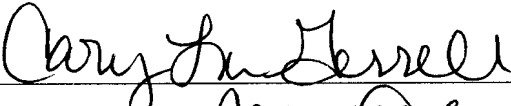

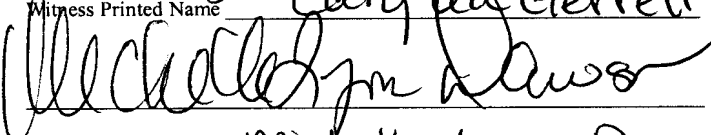
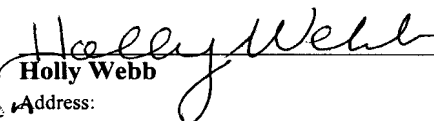
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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, 2005.

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

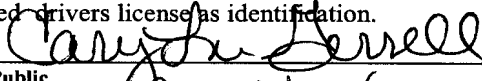
Signed, sealed and delivered in our presence:

 _____ Witness Printed Name <u>Cary Lea Gerrell</u>	 _____ <b>W. Sutton Webb, III a/k/a Sutton Webb</b> Address: 2100 W. Randolph Circle, Tallahassee, FL 32308
 _____ Witness Printed Name <u>Michelle Lynn Dawson</u>	 _____ <b>Holly Webb</b> Address: _____

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this September 27, 2006, by W. Sutton Webb, III a/k/a Sutton Webb and Holly Webb, husband and wife, who is/are personally known to me or who has produced drivers license as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: Cary Lea Gerrell  
My Commission Expires: \_\_\_\_\_