

This document prepared by and  
after recording return to:

Emma Hemness, Esquire  
Law Office of Emma Hemness, P.A.  
309 N. Parsons Avenue  
Brandon, Florida 33510

Property Appraiser/Folio No.: 25-5S-02W-046-03332-000

### **WARRANTY DEED**

**THIS WARRANTY DEED**, dated this 20<sup>th</sup> day of November, 2006, by and between GRANTORS, HENRY E. TUCKER and CHARLOTTE A. TUCKER, husband and wife, whose address is 2318 Coventry Avenue, Lakeland, FL 33803, and GRANTEES, HENRY EZELL TUCKER, as Trustee of the HENRY EZELL TUCKER TRUST u/a/d November 20, 2006, whose address is 2318 Coventry Avenue, Lakeland, FL 33803, of the County of Polk, State of Florida.

**WITNESSETH:** That the said GRANTORS, for and in consideration for the sum of Ten Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to her in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, its heirs and assigns forever, all the right, title, interest and claim of the GRANTORS in and to the following described land situate in Wakulla County, Florida, to-wit:

Lot Number (23) Twenty-Three of Block "D" of AGUA DE VIDA SUBDIVISION, according to map or plat thereof, recorded in Plat Book 1, Page 12, of the public records of Wakulla County, Florida.

SUBJECT TO covenants, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTORS.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or otherwise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTORS hereby covenants with said GRANTEE that except as above noted, 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; that the GRANTORS hereby warrant the title of said land and will defend the same against lawful claims of all persons claiming by, through or under the said GRANTORS; and that said land is free of all


encumbrances except those which are made a part of the record, including taxes for the current year.


This Deed has been prepared at the GRANTORS' request without examination of or legal opinion of title.

**IN WITNESS WHEREOF**, the GRANTORS have executed this deed under seal on the date aforesaid.

Signed in the presence of:

  
Printed Name: SUSAN VINCENT

  
Printed Name: EMMA HENNESS

  
HENRY E. TUCKER  
2318 Coventry Avenue  
Lakeland, Florida 33803

  
CHARLOTTE A. TUCKER  
2318 Coventry Avenue  
Lakeland, Florida 33803

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this 20<sup>th</sup> day of November, 2006, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, appeared HENRY E. TUCKER and CHARLOTTE A. TUCKER, to me personally known to be the persons described in or who produced FL DL T260-38544-266-0 and FL DL T260-11345912-0 as identifications and who did/did not take oaths.

  
Notary Public – State of Florida  
My Commission Expires: \_\_\_\_\_



Emma Steeth Hemness  
Commission #DD173139  
Expires: Feb 07, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.