

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson, Shaw & Manausa, P.A.
Address: Telephone: 850-926-3352, 14 Medallion Lane
Crawfordville, FL 32327
20073975WAK
Parcel I.D. #: 00-00-074-338-10202-A22

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 16th day of November, 2007, by **BRILL PROPERTIES, LLC**, a Limited Liability company hereinafter called the grantor, to **MATTHEW BALKMAN and JOSETTE BALKMAN, husband and wife** whose post office address is **11 TUSCANY TRACE, CRAWFORDVILLE, FL 32327** hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$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, State of Florida**, viz:

LOT 22, TUSCANY TRACE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 76, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

SUBJECT TO TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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, 2007.**

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

Signed, sealed and delivered in the presence of:

Wendy Miller
Witness Signature

Wendy Miller
Printed Name

Brooke G. Boyd
Witness Signature

Brooke G. Boyd
Printed Name

BRILL PROPERTIES, LLC

By: William M. Brown Esq.
Name: **WILLIAM M. BROWN**
Title: **MANAGING MEMBER**

Address:
3074 SHAMROCK NORTH, TALLAHASSEE, FL 32309

State of Florida
County of Wakulla

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared William M. Brown as Managing Member of **BRILL PROPERTIES, LLC**, a limited liability company known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and that I relied upon the following forms of identification of the above-named persons: **PERSONALLY KNOWN**

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this **16th day of November, 2007.**

Wendy Miller
Notary Signature

Printed Notary Signature

Notary Public Rubber Stamp Seal

