

Return to: Sherry Fordham
Name: Stewart Title of Tallahassee, Inc.
Address: 3301 Thomasville Rd. #202
Tallahassee, Florida 32308

This Instrument Prepared by:
Sherry Fordham
Stewart Title of Tallahassee, Inc.
3301 Thomasville Rd. #202
Tallahassee, Florida 32308

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
00-00-072-331-10157-055
Grantee(s) I.D.#(s):
File No:20081768

WARRANTY DEED
(CORPORATION)

This Warranty Deed Made the 5th day of September, 2008, by Triple H Construction, Inc., a Florida corporation, a corporation existing under the laws of Florida, and having its place of business at 76 River Bluff Drive Havana, FL 32333, hereinafter called the grantor,

to Mary Ann Misiolek, a single woman, whose post office address is: 11 Canvas Back Court, Crawfordville, Florida 32327, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$159,900.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, viz:

Lot 55, Mallard Pond, a subdivision as per map or plat thereof recorded in Plat Book 4, pages 56 and 57 of the Public Records of Wakulla County, Florida.

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 2007, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

In Witness Whereof, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

ATTEST: _____

Secretary

Triple H Construction, Inc.

Witness Signature: _____

Printed Name: Sherry Fordham

BY: _____

Deborah Harbin, President

Witness Signature: _____

Printed Name: Wilma K. JARRES

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 5th day of September, 2008, by Deborah Harbin as President of Triple H Construction, Inc, a Florida corporation, on behalf of the corporation. He/she is personally known to me or who has produced driver license(s) as identification.

My Commission Expires: _____

Printed Name:
Notary Public
Serial Number _____

