

Return to:

Bird, Leinback, & Sparkman, PL
165 E. Dogwood Street
Monticello, Florida 32344

This Instrument Prepared by:

T. Buckingham Bird, Esq.
165 E. Dogwood Street
Monticello, Florida 32344

Property Parcel Identification: 08-6S-01W-256-04862-C05

WARRANTY DEED

THIS WARRANTY DEED made and executed the 21st day of ~~October~~^{November}, A.D. 2008, by
JASON HART, GEOFFREY M. SPRAGUE, GARY SPRAGUE, and THAD BESHEARS, all
conveying their separate, non-homestead property, whose post office address is: 2065 - 2
DELTA WAY, Tallahassee, Florida 32303, hereinafter called the "Grantor", to THAD H.
BESHEARS and RENEE R. BESHEARS, husband and wife, whose post office address is: 305
OLD LLOYD ROAD, Monticello, Florida 32344, 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 corporation)

WITNESSETH: that the Grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant,
bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate
in Wakulla County, Florida, viz:

**LOT 5, BLOCK "C", OF MARINA VILLAGE OF PANACEA, A SUBDIVISION AS
PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 47 OF THE
PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA;**

**TOGETHER WITH THAT CERTAIN BOAT SLIP DESCRIBED IN THE SAME PLAT AS
LOT 8, BLOCK "D".**

*This being the same lands conveyed from Richard Gregory Suber and Sonja Suber, husband and wife, and
Mark Mitchell and Maureen Mitchell, husband and wife, to Jason Hart, a single man, Geoffrey M. Sprague,
a single man, Gary Sprague, a married man, and Thad Beshears, a single man, as described in that certain
Warranty Deed dated on June 25, 2004, and recorded on July 12, 2004, in the Official Records Book 547,
Page 215, Public Records of Wakulla County.*

NOTE: No title evidence was requested or furnished in connection with the preparation of this instrument
and no opinion, expressed or implied, is intended by the above-named scrivener as to the marketability or
condition of the title or the boundaries of the property described herein.

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 they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant(s) 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 property taxes accruing subsequent to December 31, 2007.

IN WITNESS WHEREOF the day and year first above written.

Signed, sealed and delivered in the presence of:

T Buckingham Bird
Witness Signature
T Buckingham Bird
(Type or Print Witness Name)

Chris Hightower Jones
Witness Signature
Chris Hightower Jones
(Type or Print Witness Name)

As to Jason Hart, Geoffrey M. Sprague and Thad Beshears

[Signature]
JASON HART

[Signature]
GEOFFREY M. SPRAGUE
[Signature]
GARY SPRAGUE

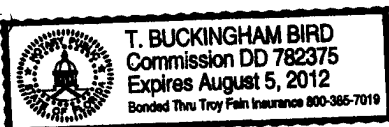
[Signature]
THAD BESHEARS

STATE OF FLORIDA

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 21st of November, 2008, by JASON HART, GEOFFREY M. SPRAGUE, GARY SPRAGUE, THAD BESHEARS, who is/are (☒) personally known to me or who () has/have produced _____ as identification.

(SEAL)



T Buckingham Bird
Notary Signature
T Buckingham Bird
(Type or Print Notary Name)
Notary Public, State of Florida at Large
My Commission Expires: _____

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

GEOFF SPRAGUE
(Type or Print Witness Name)

[Signature]
Witness Signature

CHRISTINA TYLER
(Type or Print Witness Name)

[Signature]
GARY SPRAGUE

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 21st day of November, 2008, by **Gary Sprague**, who is/are (☒) personally known to me or who () has/have produced _____ as identification.

(SEAL)

[Signature]
Notary Signature
TOMI E. CLARK

Type or Print Notary Name
Notary Public, State of Florida, at Large
My Commission Expires: 12-15-10

