

Prepared by and return to:  
Timothy D. Padgett, Esq.  
Padgett Title Services, LLC  
2878 Remington Green Circle  
Tallahassee, FL 32308  
850-422-2520  
File Number: 2009-421

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## Warranty Deed

**This Warranty Deed** made this 28th<sup>29th</sup> day of May, 2009 between **John S. Ryan, Jr. and Teresa Hunter**, whose post office address is **9404 Buck Haven Trail, Tallahassee, FL 32312**, grantor, and **Marcus Anderson Lynn** whose post office address is **P. O. Box 11, Saint Marks, FL 32355**, grantee:

(Whenever 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 corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Wakulla County, Florida** to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof

Parcel Identification Number: 23-4S-02W-064-02020-11A

Grantor herein affirms that the above property is not their homestead nor is it contiguous thereto.

Subject to restrictions, reservations, covenants, and easements of record which specifically are not reimposed or extended hereby.

**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 the date of the conveyance.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Timothy D. Padgett

Teresa Hunter (Seal)  
Teresa Hunter

Witness Name: Rileen W. Blair  
Rileen W. Blair

State of Florida  
County of Leon

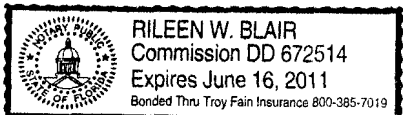
The foregoing instrument was acknowledged before me this 28th day of May, 2009 by Teresa Hunter, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Rileen W. Blair  
Notary Public

Printed Name: Rileen W. Blair

My Commission Expires: \_\_\_\_\_



As to John S. Ryan, Jr.

Signed, sealed and delivered in our presence:

o Edmund A. Hart  
o Witness: Edmund A. Hart

Δ [Signature]  
John S. Ryan, Jr.

o Cathy Boland  
o Witness: Cathy Boland

\* State of New York  
County of Cortland

The foregoing instrument was acknowledged before me this \*23 day of May, 2009 by John S. Ryan, Jr., who are  personally known to me or  have produced \* Driver License - 1D832-096-36 for identification.

\* [Notary Seal]

\* Helen R Hart  
Notary Public

**HELEN R. HART**  
Notary Public, State of New York  
Qualified in Cortland Co. # 1092300  
My Commission Expires ~~March 31, 2009~~  
August 31, 2009

\* Printed name: Helen R Hart

\* My Commission Expires: 8/31/2009

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**EXHIBIT "A"**

Lot No. 11A, Ellen Wood Subdivision

Commence at the Northeast corner of Section 23, Township 4 South, Range 2 West, Wakulla County, Florida and thence run South 00 degrees 12 minutes 11 seconds West along the East boundary of said Section 13 and the Easterly right of way of Emmett Whaley Road 60.00 feet; thence run South 89 degrees 58 minutes 49 seconds West 60.00 feet to a concrete monument at the intersection of the Westerly right of way boundary with the Southerly right of way boundary of Emmett Whaley Road and marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 58 minutes 49 seconds West along the Southerly right of way boundary of Emmett Whaley Road 203.62 feet to a concrete monument; thence run South 00 degrees 04 minutes 04 seconds East 214.46 feet to a concrete monument; thence run North 89 degrees 58 minutes 49 seconds East 202.61 feet to a concrete monument located on the said Westerly right of way boundary of Emmett Whaley Road; thence run North 00 degrees 04 minutes 04 seconds West along said Westerly right of way 214.46 feet to the POINT OF BEGINNING.

Together with 1994 Destiny Double Wide Mobile Home. Serial Numbers 037906A & 037906B and Title Number 66547655.

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