

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32326

Property Appraisers Parcel Identification (Folio) Numbers: 25-3S-02W-255-01602-B15

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 12th day of September, 2011 by **ANDREW BURGESS**, a married man, joined by his wife, **JAMIE M. BURGESS**, herein called the grantor, to **NEIL M. CORBET and TERESA E. CORBET**, husband and wife, whose post office address is ~~619 PARKWAY DRIVE, LENINGTON, NY~~ **233 Magnolia Ridge, Crawfordville, FL 32327**, hereinafter called the Grantees:
(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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 15, Block "B", MAGNOLIA RIDGE NORTH, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 55-56, Public Records of Wakulla County, Florida.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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

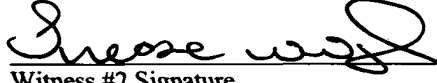
TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees 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, and hereby 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, 2010.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

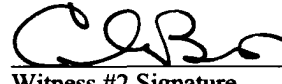

Witness #1 Signature
Jan H Colvin
Witness #1 Printed Name



Witness #2 Signature
Trease Wright
Witness #2 Printed Name


ANDREW BURGESS
346 MILESTONE DRIVE, TALLAHASSEE, FL 32312

Signed, sealed and delivered in the presence of:


Witness #1 Signature
Jan H Colvin
Witness #1 Printed Name


Witness #2 Signature
Carole Be Hz
Witness #2 Printed Name


JAMIE M. BURGESS
346 MILESTONE DRIVE, TALLAHASSEE, FL 32312

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this _____ day of September, 2011 by ANDREW BURGESS who is personally known to me or has produced HIS DRIVERS LICENSE as identification.

SEAL

JAN H COLVIN
Notary Public

Printed Notary Name



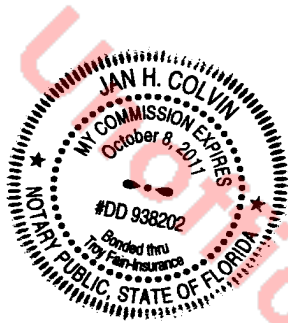
STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this _____ day of September, 2011 by JAMIE M. BURGESS who is personally known to me or has produced HER DRIVERS LICENSE as identification.

SEAL

JAN H COLVIN
Notary Public

Printed Notary Name



Official Copy