

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Nancy Buchanan

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32326

Property Appraisers Parcel Identification (Folio) Numbers:

24-5S-02W-161-02974-B12

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 14th day of February, 2011 by GARY RINEHART, a single man, and CAROLYN CHARLENE YOUNG, formerly known as CAROLYN RINEHART, a single woman,, herein called the grantors, to LAVERNE L. FRANZEN and EDITH FRANZEN, husband and wife, whose post office address is P. O. BOX 577, PANACEA, FL 32346, 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)

W I T N E S S E T H: That the grantors, 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 12, Block "B" of Otter Lake Road Estates, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 54 of the Public Records of Wakulla County, Florida.

TOGETHER WITH that certain 1972 "HOMAR" Single Wide Mobile Home, ID# MF2332F, Title# 4665129.

In consideration of the release of the personal liability of the grantor/debtor as to the mortgage dated June 17, 2005, recorded in Official Records Book 599, Page 865 of the Public Records of Wakulla County, Florida, said mortgage being corrected by instrument recorded in Official Records Book 599, Page 865 of the Public Records of Wakulla County, Florida, made by GARY RINEHART and CAROLYN RINEHART, mortgagor, and LAVERNE L. FRANZEN and EDITH FRANZEN, mortgagee, and the note secured thereby, and that it is the intention of the parties that there is no merger of the fee with the aforesaid lien so that said lien is preserved in favor of the mortgagee/grantee.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS

Jan H Colvin

Witness #1 Signature

Jan H Colvin

Witness #1 Printed Name

SIGN

GARY RINEHART

GARY RINEHART

722 109th AVE. N, UNIT A, NAPLES, FL 34108

WITNESS

Witness #2 Signature

Witness #2 Printed Name

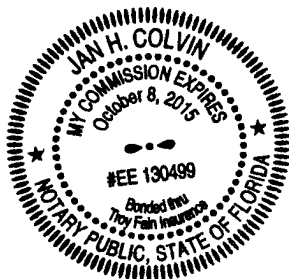
STATE OF FLORIDA

COUNTY OF COLLIER

NOTARIZE

The foregoing instrument was acknowledged before me this 14 day of Feb, 2011 by GARY RINEHART, who is personally known to me or has produced FLID as identification.

SEAL



Jan H Colvin
Notary Public

Signed, sealed and delivered in the presence of:

Jessica Crum
Witness #1 Signature

Jessica Crum
Witness #1 Printed Name

Tasa Barwick
Witness #2 Signature

Tasa Barwick
Witness #2 Printed Name

→ Carolyn ~~Barwick~~ Young
CAROLYN CHARLENE YOUNG
243-B OTTER LAKE RD., PANACEA, FL 32346

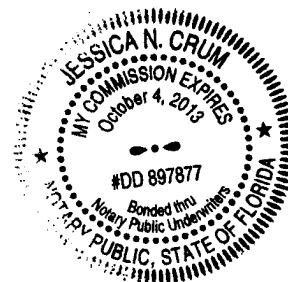
STATE OF FLORIDA

COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 11 day of Oct, 2011 by CAROLYN CHARLENE YOUNG, who is personally known to me or has produced _____ as identification.

SEAL

Jessica N. Crum
Notary Public



Unofficial Copy