

Prepared by:
Debbie Parker
Owen Title Company, Inc.
pursuant to issuance of title insurance
2865 Remington Green Circle
Tallahassee, Florida 32308

File Number: 12-5475

**WARRANTY DEED
(INDIVIDUAL)**

Made this June 22, 2012 A.D. By **MATT WAGENER, and STEPHANI WAGENER, husband and wife**, whose post office address is: 465 PLEASANT HILL ROAD, DUTTON, AL 35744, hereinafter called the grantor, to **RYAN M. CARROLL, a single man**, whose post office address is: 155 NORTHWOOD LANE, Crawfordville, Florida 32327, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

LOT 23, BLOCK A, NORTHWOOD, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 91-97, OF THE PUBLIC RECORDS OF Wakulla COUNTY, Florida

Parcel ID Number: 21-2S-01W-212-03941-A23

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 December 31, 2011.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Rhonda A Carroll

Witness Printed Name RHONDA A CARROLL

Matt Wagener (Seal)
MATT WAGENER

Cindi Owen Briley

Witness Printed Name CINDI OWEN BRILEY

Stephani Wagener (Seal)
STEPHANI WAGENER

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 22nd day of June, 2012, by MATT WAGENER, and STEPHANI WAGENER, husband and wife, who is/are personally known to me or who has produced DRIVER'S LICENSE as identification.

Cindi Owen Briley
Notary Public
Print Name: _____

My Commission Expires: _____

