

Prepared by and return to:

Joseph R. Boyd, Esq.

Attorney at Law

Tallahassee Title Group, LLC

1407 Piedmont Drive East

Tallahassee, FL 32308

850-580-2222

File Number: Rogers.Shiver

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## Warranty Deed

**This Warranty Deed** made this 7th day of March, 2013 between David Carl Shivar and Michael Carl Shivar and Benjamin David Shivar and Sharon Diane Shivar Miller n/k/a Sharon Shivar Linton and Lisa Stewart and John Jason Stewart whose post office address is 2335 Ryan Place, Tallahassee, FL 32309, grantor, and Russell T. Rogers whose post office address is , 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 made a part hereof as if fully set forth herein.

Parcel Identification Number: 12-5S-03W-063-00801-000

Subject to taxes for 2013 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

**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, 2012.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Monique Jackson  
Witness Name: Monique Jackson

Daideen  
Witness Name: Jamie Temples

David C. Shivar (Seal)  
David Carl Shivar

Monique Jackson  
Witness Name: Monique Jackson

Daideen  
Witness Name: Jamie Temples

Michael Carl Shivar (Seal)  
Michael Carl Shivar

Monique Jackson  
Witness Name: Monique Jackson

Daideen  
Witness Name: Jamie Temples

Benjamin David Shivar (Seal)  
Benjamin David Shivar

Monique Jackson  
Witness Name: Monique Jackson

Daideen  
Witness Name: Jamie Temples

Sharon Shivar Linton (Seal)  
Sharon Shivar Linton

Monique Jackson  
Witness Name: Monique Jackson

Daideen  
Witness Name: Jamie Temples

Lisa Stewart (Seal)  
Lisa Stewart

Monique Jackson  
Witness Name: Monique Jackson

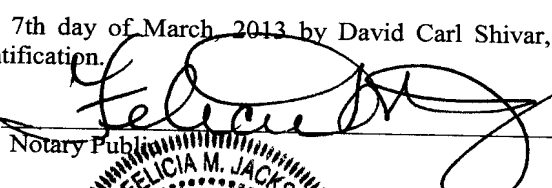
Daideen  
Witness Name: Jamie Temples

John Jason Stewart (Seal)  
John Jason Stewart

State of Florida  
County of Leon

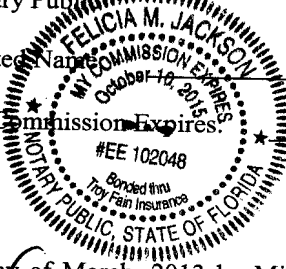
The foregoing instrument was acknowledged before me this 7th day of March, 2013 by David Carl Shivar, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

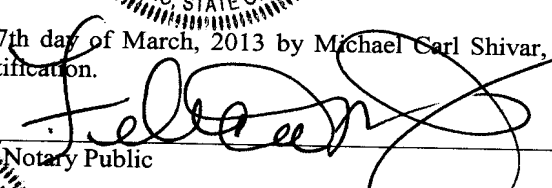
My Commission Expires: \_\_\_\_\_



State of Florida  
County of Leon

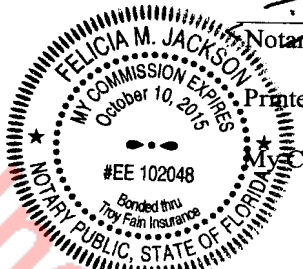
The foregoing instrument was acknowledged before me this 7th day of March, 2013 by Michael Carl Shivar, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

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



State of Florida  
County of Leon

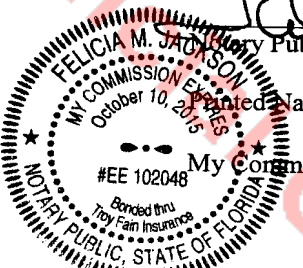
The foregoing instrument was acknowledged before me this 7th day of March, 2013 by Benjamin David Shivar, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

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



State of Florida  
County of Leon

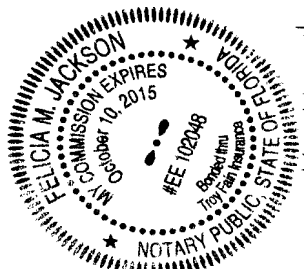
The foregoing instrument was acknowledged before me this 7th day of March, 2013 by Sharon Shivar Linton, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

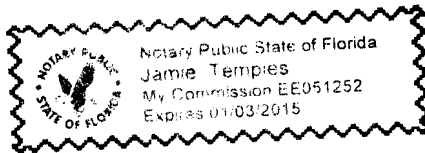
My Commission Expires: \_\_\_\_\_



State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 7th day of March, 2013 by Lisa Stewart, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public

Printed Name: Jamie Temples

My Commission Expires: 1/3/15

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 7th day of March, 2013 by John Jason Stewart, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: \_\_\_\_\_

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



Unofficial Copy