

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: 00-00-077-198-10338-A18

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **28th** day of **March, 2013** by **VICKY JEAN BEACH, AS TRUSTEE OF THE GENEIVE D. WENSELL TRUST**, whose address is 1099 N. McMULLEN BOOTH RD., APT. 207, CLEARWATER, FL 33759, herein called the grantor, to **RONALD J. RADKE**, whose post office address is 5 TALON DRIVE, CRAWFORDVILLE, FL 32327, hereinafter called the Grantee:
(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 18 of EAGLE'S RIDGE PHASE I, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 52, 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 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, 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, 2012.

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

Mary Caesar
Witness #1 Signature

MARY CAESAR
Witness #1 Printed Name

PLEASE SIGN

Vicky Jean Beach
VICKY JEAN BEACH, AS TRUSTEE

WITNESS

Debra C Smith
Witness #2 Signature

DEBORA C SMITH
Witness #2 Printed Name

NOTARIZE

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 28 day of March, 2013 by VICKY JEAN BEACH, IAS TRUSTEE OF THE GENEIVE D. WENSELL TRUST who is personally known to me or has produced _____ as identification.

SEAL

Debra C Smith
Notary Public

Deborah C Smith
Printed Notary Name

NOTARY PUBLIC
STATE OF FLORIDA
DEBORA C. SMITH
MY COMMISSION # EE 038896
EXPIRES: January 18, 2015
Bonded Thru Budget Notary Services