

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **09-3S-01W-130-04352-005**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 3rd day of **April, 2014** by **BERYL ANN CASSIDAY**, unmarried widow individually and as surviving spouse of **Wilmer Raymond Cassiday, deceased**, herein called the grantor, to **JANICE C. WALTERS, a single woman**, whose post office address is **5584 HAMPTON HILL CIRCLE, TALLAHASSEE, FL 32311**, 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.:

Lots 4 and 5 of SPENCER SUBDIVISION, as per map or plat thereof recorded in Plat Book 2, Page 39, 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, 2013.

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:

Jan H Colvin
Witness #1 Signature

Jan H Colvin
Witness #1 Printed Name

William Mackie
Witness #2 Signature

William Mackie
Witness #2 Printed Name

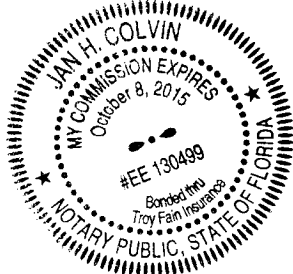
Beryl Ann Cassiday
BERYL ANN CASSIDAY

107 SHEPARDS EASEMENTS, CRAWFORDVILLE, FL 32327

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 3rd day of April, 2014 by BERYL ANN CASSIDAY who is personally known to me or has produced driver's license as identification.

SEAL



Jan H Colvin
Notary Public

Printed Notary Name