

This instrument prepared by:
Richard E. Benton, Esquire
1415 East Piedmont Drive
Suite Four
Tallahassee, Florida 32308

WARRANTY DEED

THIS WARRANTY DEED made and executed this 8th day of May,
2015, by RICHARD J. MCDUFFIE, a single man, whose address is 46 Spring Court,
Crawfordville, Florida 32327, hereinafter called the Grantor, and HENRY R. MCDUFFIE, JR.,
a single man, whose address is 46 Spring Court, Crawfordville, Florida 32327, hereinafter
called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable
considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain,
sell, alien, remise, release, convey and confirm unto the Grantee, and said Grantee's heirs and
assigns, all of the Grantor's interest in that certain land situate in Wakulla County, Florida, to-
wit:

Undivided 20 percent in Lot 9, Block "A", SPRINGWOOD,
PHASE I, according to the plat thereof, recorded in Plat Book 2,
Page 74 of the Public Records of WAKULLA County, Florida.

Together with that certain 1987, 28 x 64, Merrit, Pine Manor
Mobile Home, Serial #FLH MLD 280913.

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 and Grantee's heirs and assigns that
Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful
authority to sell and convey said land; that 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.

The Grantor covenants that the subject property is not the homestead of Grantor.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed under seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Selina Ramirez
Witness

Richard J. McDuffie
RICHARD J. MCDUFFIE

SELINA RAMIREZ
Typed or Printed Name

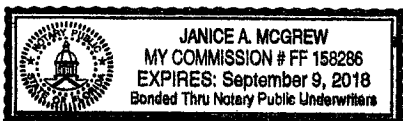
Kelli Wilson
Witness

Kelli Wilson
Typed or Printed Name

STATE OF FLORIDA
COUNTY OF WAKULLA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared RICHARD J. MCDUFFIE, who is personally known to me or who has provided Richard J. McDuffie as identification, and who has taken an oath, and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the State and County last aforesaid this 8th day of May, 2015.



Janice A. McGrew
NOTARY PUBLIC
My Commission Expires: