

THIS INSTRUMENT PREPARED BY:

Hayward Title Group
Blake S Hayward, Esq.
2121-G Killarney Way
Tallahassee, FL 32309
Property ID# 35-3S-01E-263-05538-077

WARRANTY DEED

THIS INDENTURE, made this 29th day of May, 2015, between Marah Binder Oberfield f/k/a Marah Binder, whose address is 324 Washington St, Apt 1, Hoboken, NJ 07030, Grantor, and Stephen Cole, whose address is 25 Lamont Dr, Palm Coast, FL 32137, Grantee,

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold unto the Grantee, its heirs and assigns forever, the following described land, to-wit:

Lot 77 of VILLAGES OF ST MARKS, according to the Plat thereof as recorded in Plat Book 3, Page(s) 70, of the Public Records of Wakulla County, Florida.

The herein referenced property is not the homestead of the Grantor herein nor is it adjacent thereto.

SUBJECT to reservations, restrictions and easements of record, if any.

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 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, 2014.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

witness signature

Quentin Blue

printed witness name

witness signature

Jasmine B Alston

printed witness name

Marah Binder Oberfield

STATE OF NEW JERSEY
COUNTY OF Hudson

The foregoing instrument was acknowledged before me this 27 day of May, 2015 by Marah Binder Oberfield, who is personally known to me or who has produced NJ License as identification.

Notary Public

Justin D. Oh
Notary Public
New Jersey
My Commission Expires 08-02-2015
No. 2398863