

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: Lindsey.Kerley
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **October, 2015** between **Michael D. Kerley and Debra K. Kerley, husband and wife** whose post office address is **4712 Limestone Dr., Oklahoma City, OK 73179**, grantor, and **Roger W. Lindsey and Lisa K. Lindsey, husband and wife** whose post office address is **6 Lake Ellen Circle, Crawfordville, FL 32327**, 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:

LOT 12, BLOCK "A", OF LAKE ELLEN TERRACE UNIT NO. 1, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 49 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Parcel Identification Number: 23-4S-02W-025-02033-A12

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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 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, 2014**.

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

Signed, sealed and delivered in our presence:

Betty L. Black
Witness Name: Betty L. Black
Shaylee Limbo
Witness Name: Shaylee Limbo

Michael D. Kerley (Seal)
Michael D. Kerley
Debra K. Kerley (Seal)
Debra K. Kerley

State of OKLAHOMA
County of CANADIAN

The foregoing instrument was acknowledged before me this 14th day of October, 2015 by Michael D. Kerley and Debra K. Kerley, who ☐ are personally known or ☒ have produced a driver's license as identification.



Chantel Matthews
Notary Public
Printed Name: CHANTEL MATTHEWS
My Commission Expires: 2/4/2018

Unofficial Copy