

THIS INSTRUMENT PREPARED BY AND RETURN TO:
ROSIE BROWN
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32326
Property Appraisers Parcel Identification (Folio) Numbers:

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 28th day of **October, 2015** by **AUGUST P. HANSEN, a married man**, herein called the grantor, to **ALBERT VAN DER MERWE and IZETTE VAN DER MERWE, husband and wife**, whose post office address is **78 PIMLICO DRIVE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantees:
(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 1 of Antler Ridge, a replat of Lots 11 & 12, Whitetail Acres, a subdivision as per map or plat thereof recorded in Plat Book 5, Page 18, a subdivision as per map or plat thereof recorded in Book 5, Page 32 of the Public Records of Wakulla County, Florida.

The above described property is not the homestead property of the grantor.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

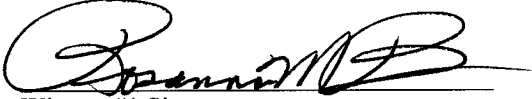
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

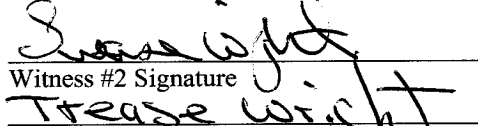
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.


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 #1 Signature **BROWN**
ROSANNA M. BROWN

Witness #1 Printed Name

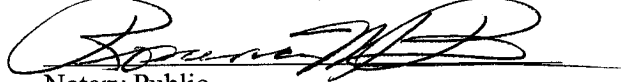

Witness #2 Signature
Trease Wright
Witness #2 Printed Name

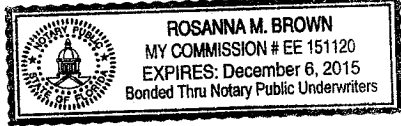

AUGUST P. HANSEN
1051 CHEROKEE DRIVE, TALLAHASSEE, FL 32301

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 28th day of **October, 2015** by **AUGUST P. HANSEN** who is personally known to me or has produced Drivers License as identification.

SEAL


Notary Public



Printed Notary Name