

Prepared by: Sarah Seegren
Sunbelt Title Agency
Return to: 500 N. Westshore Blvd., Suite 870
Tampa, FL 33609
File Number: 1790222-09835
Incident to the issuance of title insurance.

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This Warranty Deed

Made this 10/27/2022 by F. Clayton Wilkins Jr. a/k/a Clayton Wilkins Jr. a/k/a Fred C. Wilkins Jr., A Married Man, hereinafter called the Grantor, to Thomas Steven Fifer, A Married Man, whose post office address is: 7330 John Mathews Road, Milton, FL 32583, hereinafter called the Grantee:

(Whenever used herein the term "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 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Santa Rosa County, Florida, viz:

The South Half of Lot 9, being also described as the Southeast 1/4 of the Southeast 1/4 of Section 2, Township 1 North, Range 28 West. Less and except those lands as described in Warranty Deed recorded in Official Records Book 3317, Page 222, of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 021N280000072010000

Said property is not the homestead of the Grantor(s) under the Laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Ali Dukes
Witness: (Signature)

Print Name: Ali Dukes

Xiomara J Giannelli
Witness: (Signature)

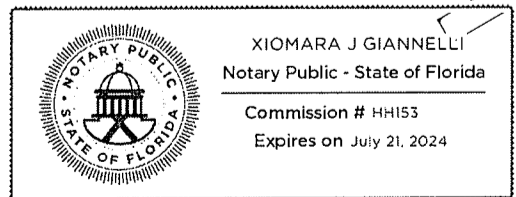
Print Name: Xiomara J Giannelli

Fred Clayton Wilkins, Jr.
F. Clayton Wilkins Jr.
104 Anthem Ave
Herndon, VA 20170

State of Florida
County of Seminole County

The foregoing instrument was acknowledged before me by means of [] physical presence or [x] online notarization, on 10/27/2022 by F. Clayton Wilkins Jr., who: [] is personally known to me or [-x], produced valid Government issued photo ID as identification.

Xiomara J Giannelli
Notary Public (signature)
Print Name: Xiomara J Giannelli
Stamp/Seal:
My Commission Expires:
07/21/2024



Notarized online using audio-video communication