

Prepared by:
Chad Stuart
1817 Mineral Springs Rd
Jay, Fl. 32565
850-380-6091

Warranty Deed

This indenture made on A.D. 12/8 2022 by, John Wakefield and Dawn Wakefield, whose post office address is PO Box 486 Cooperstown, ND 58425, hereinafter called the "Grantor", to Bentley K. Hooper whose post office address is 7427 Bain Dr. Milton, FL 32583 hereinafter called the "Grantee".

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same).

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other 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 Santa Rosa County, Florida, to-wit:

Property Appraiser's Parcel Identification Number: **25-1N-28-0000-00328-0000**

See Exhibit "A"

The property set forth above is not the constitutional homestead of the grantor herein, nor is it contiguous thereto.

Subject to all reservations, covenants, conditions, restrictions, easements of record, and to all applicable zoning ordinances and/or restrictions imposed by government authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 lands 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, 2022.

In Witness Whereof, the grantors have hereunto set their hand and seal this day.

[Signature]
John Wakefield

Dawn Wakefield
Dawn Wakefield

[Signature]
Witness Signature

[Signature]
Witness Signature

Keshia Rickford
Print Name:

Jackie Sherlock
Print Name:

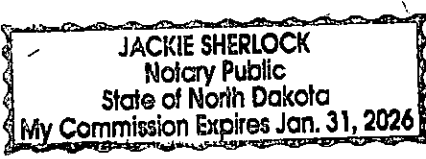
State of North Dakota
County of Griggs

Sworn To, Subscription and Acknowledged before me on 12/8 2022, by John Wakefield and Dawn Wakefield, who are personally known to me or who have produced a valid driver's license as identification.

[Signature]
Notary Public

Notary Print Name: Jackie Sherlock

Commission Expires: 1/31/26



UNRECORDED

[Signature]

Exhibit "A"

Commence at the northwest corner of the southwest $\frac{1}{4}$ of section 25; thence south 0°58'00" west along the west line of said section for 490.00 feet to the north right of way line of Bain Dr (50' R/W); thence south 89°27'00" east along said right-of-way line for 1321.64 feet; thence north 0°33'00" east for 160 feet for the Point of Beginning; thence south 89°27'00" east for 10 feet; thence north 0°33'00" east for 40 feet, more or less, to the southerly line of a canal, thence westerly along said southerly line of 10 feet, more or less to a point on a line bearing north 0°33'00" east and passing through the point of beginning; thence south 0°33'00" west for 40 feet, more or less, to the point of beginning.

UNOFFICIAL COPY