

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: Thomas.Folks

Will Call No.: N/A

Inst: 201719004061 Date: 08/03/2017 Time: 4:17PM
Page 1 of 2 B: 1199 P: 273, Marcia Johnson, Clerk of Court
Franklin County, By: SM Deputy Clerk
Doc Stamp-Deed: 770.00

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Warranty Deed

This Warranty Deed made this **31st** day of **July, 2017** between **Karen Folks** whose post office address is **P.O. Box F, Carrabelle, FL 32322**, grantor, and **Jamie C. Thomas** whose post office address is **1001 Hwy 98 East, Carrabelle, FL 32322**, 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 **Franklin County, Florida** to-wit:

LOTS 13 AND 14, BLOCK 37 (OLD BLOCK 24), KELLEY'S PLAT, TO THE CITY OF CARRABELLE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

AND

LOTS 15 AND 16, BLOCK 37 (OLD BLOCK 24), KELLEY'S PLAT, TO THE CITY OF CARRABELLE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 20, OF THE PUBLIC RECORDS OF FRANKLIN COUNTY, FLORIDA.

Parcel Identification Number: 29-07S-04W-4200-0024-0130

and 29-07S-04W-4200-0024-0150

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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, 2016**.

DoubleTime®

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:

Susan Usher
Witness Name: Susan Usher
Monique Jackson
Witness Name: Monique Jackson

Karen Folks (Seal)
Karen Folks

State of Florida
County of Franklin

The foregoing instrument was acknowledged before me this 31st day of July, 2017 by Karen Folks, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]

Felicia M. Jackson
Notary Public

Printed Name: _____

My Commission Expires: _____

