

Prepared By: Debbie Parker  
Owen Title Company, Inc.  
2865 Remington Green Circle  
Tallahassee, FL  
incidental to the issuance of a title insurance policy.  
File Number: 18-11199  
Parcel ID #: 142560 C0090

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated 02/06/2019 by  
**GERALD F. JONES and SANDRA F. JONES, husband and wife**  
whose post office address is:

2799 Panther Lane, Tallahassee FL 32308  
hereinafter called the GRANTOR, to

**JAKE BERGMANN and NICOLE FRIED, as joint tenants with rights of survivorship**  
whose post office address is:

[REDACTED]  
hereinafter called the GRANTEE:  
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 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 **Leon** County, Florida, viz:

**EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2019** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: [Signature]  
Print Name: \_\_\_\_\_

[Signature]  
GERALD F. JONES

Signature: [Signature]  
Print Name: J. DEPART

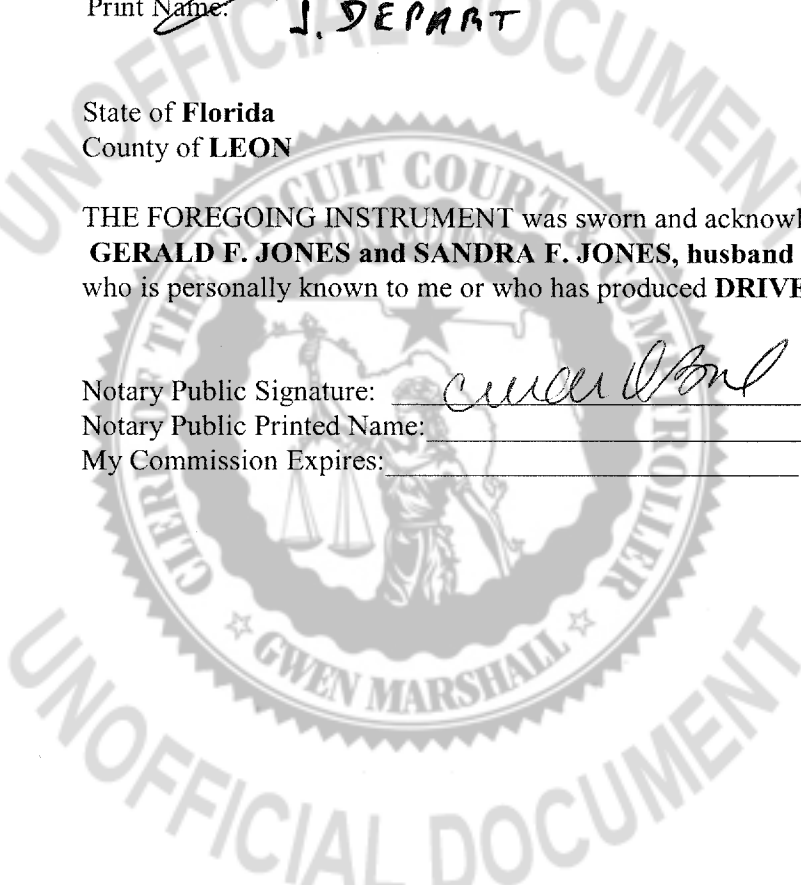
[Signature]  
SANDRA F. JONES

State of **Florida**  
County of **LEON**

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on **02/06/2019** by:  
**GERALD F. JONES and SANDRA F. JONES, husband and wife**  
who is personally known to me or who has produced **DRIVER LICENSE** as identification.

Notary Public Signature: [Signature]  
Notary Public Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

CINDI OWEN BRILEY  
MY COMMISSION # GG 188056  
EXPIRES: June 1, 2022  
Bonded Thru Notary Public Underwriters



Closing Agents File No.: 18-11199

**EXHIBIT "A"**

LOT 9, BLOCK "C", KILLEARN ACRES, UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF LOT 9, BLOCK "C", KILLEARN ACRES, UNIT 1, A SUBDIVISION AS PER MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGE 57, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 9, BLOCK "C", KILLEARN ACRES, UNIT 1 AND RUN NORTH 48 DEGREES 16 MINUTES 40 SECONDS EAST 204.90 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 88 DEGREES 16 MINUTES 40 SECONDS WEST 158.0 FEET, THENCE RUN SOUTH 71 DEGREES 34 MINUTES 18 SECONDS WEST 416.36 FEET, THENCE RUN EAST 400.0 FEET TO THE POINT OF BEGINNING. BEING IN THE SOUTHERN PORTION OF LOT 9, BLOCK "C", KILLEARN ACRES, UNIT 1.

