

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: 00-00-078-013-11254-000

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 4 day of **October, 2017** by **JOHN SEASHOLTZ, II, A/K/A IRA JOHN SEASHOLTZ, II**, herein called the grantor, to **L & S INVESTMENTS, L.L.C., a Florida Limited liability company**, whose post office address is **124 DUNCAN DRIVE, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantee:

*(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)*

**W I T N E S S E T H:** 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 3, Block "N", Magnolia Gardens, as per plat of said subdivision recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.**

**THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.**

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 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, 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, 2016.

**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:

[Signature]  
Witness #1 Signature

Sandra Hall  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Jan H Colvin  
Witness #2 Printed Name

[Signature]  
**JOHN SEASHOLTZ, II**  
9175 OLD CHEMOINE ROAD, TALLAHASSEE, FL 32309

**STATE OF FLORIDA  
COUNTY OF LEON**

The foregoing instrument was acknowledged before me this 4 day of **October, 2017** by **JOHN SEASHOLTZ, II** who is personally known to me or has produced FNDL as identification.

**SEAL**



[Signature]  
Notary Public

Printed Notary Name