

*This Instrument prepared by & return to*

Name: Frances Casey Lowe, P.A.  
d/b/a Lowe Title Services

Address: 68-A Feli Way  
Crawfordville, Florida 32327

Tax ID: 00-00-073-335-10187-041

**THIS WARRANTY DEED** made the 9 day of January A.D. 2018 by Jason Wessinger Construction, LLC., a Florida limited liability company having its principal place of business at 184 Finner Drive, Crawfordville, Florida 32327, hereinafter called the "Grantor", to Tammy Hill, an unmarried woman, whose post office address is 31 Sycamore Trail, Crawfordville, Florida 32327, hereinafter called the "Grantee":

(Which terms "Grantors" and "Grantees" 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 valuable consideration, 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, Florida to-wit:

Lot 41 of THE HAMMOCKS – PHASE I, according to the Plat thereof as recorded in Plat Book 4, Page(s) 44, of the Public Records of Wakulla County, Florida.

The land described herein is not the homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.

**Subject** to taxes for the year 2018 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental 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 land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

**In Witness Whereof**, the Grantor has hereunto set its hand and seal the day and year first above written.

*Signed and sealed in the presence of:*

Patience CDeBaca  
Witness Signature  
PATIENCE CDeBACA  
Printed Name

**Jason Wessinger Construction, LLC**  
[Signature] L.S.  
By: Jason Wessinger  
Its: Managing Member

Michelle Maloni  
Witness Signature  
Michelle Maloni  
Printed Name

**STATE OF FLORIDA  
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 9 day of January, 2018, by Jason Wessinger, Managing Member of Jason Wessinger Construction, LLC, a Florida limited liability company. He:

- ☒ is personally know to me.  
☐ produced a current driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.

(Seal)



**PATIENCE CDEBACA**  
MY COMMISSION # FF 239370  
EXPIRES: June 10, 2019  
Bonded Thru Budget Notary Services

Patience CDeBaca  
PATIENCE CDeBACA  
Print Name  
Notary Public  
My Commission Expires: 6/10/19