

Prepared by and return to:

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File No 0013-001a

Parcel Identification No 35-3S-01E-263-05538-142

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of January, 2019 between George McCreery, an unmarried man, whose post office address is 15 Old Palmetto Path, Crawfordville, FL 32327, of the County of Wakulla, State of Florida, Grantor, to Rudd Holdings LLC, a Florida Limited Liability Company, whose post office address is 8201 Dancing Shadow Court, Tallahassee, FL 32312, of the County of Leon, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 Wakulla, Florida, to-wit:

Lot H, Villages of St. Marks, according to the map or plat thereof as recorded in Plat Book 3, Page 70, Public Records of Wakulla County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

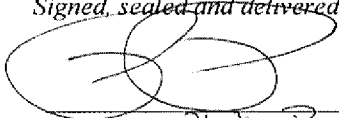
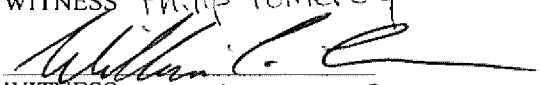
Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

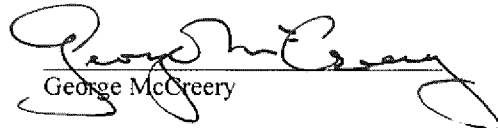
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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 hereunto set Grantor's hand and seal the day and year first above written.

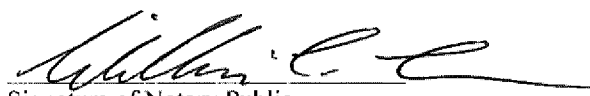
Signed, sealed and delivered in our presence:

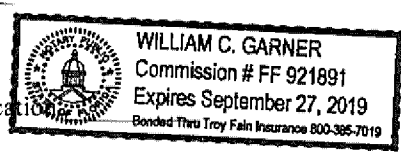

 WITNESS Philip Pomeroy

 WITNESS William C. Garner


 George McCreery

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 23rd day of January, 2019, by George McCreery.


 Signature of Notary Public
 Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:
 Type of Identification _____
 Produced: _____

Unofficial Copy