

THIS INSTRUMENT PREPARED BY:  
Bell/Payne, LLC  
102 West Broad Avenue  
P. O. Box 45, Whigham, Georgia 39897  
(229) 762-4000

PARCEL ID# 24-55-02W-057-030706-001

Grantee Social Security No.:

**WARRANTY DEED**

THIS WARRANTY DEED made the 17<sup>th</sup> day of January, 2020, by

**PORT CITY TIMBER, LLC  
1753 PELHAM HWY  
CLIMAX, GEORGIA 39834**

hereinafter called the GRANTOR, to

**PORT CITY REAL ESTATE, LLC  
1753 PELHAM HWY  
CLIMAX, GEORGIA 39834**

hereinafter called the GRANTEE:

The words "GRANTOR" and "GRANTEE" shall include all the parties to this instrument and their respective heirs, legal representatives, executors, administrators, successors and assigns, where the context requires or permits:

**WITNESSETH:**

That **GRANTOR**, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to **GRANTOR** in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and does by these presents grant, bargain, sell and convey unto **GRANTEE**, all that certain land situate in Wakulla County, Florida, to wit:

*Wol*

*Wol*

**ALL OF THAT TRACT OR PARCEL OF LAND LYING, BEING AND SITUATE IN THE COUNTY OF WAKULLA, STATE OF FLORIDA, TO WIT: ALL OF LOT NO. THIRTY SEVEN (37) AND IN NORTH PANACEA, FLORIDA, ACCORDING TO PLAT OR MAP RECORDED IN DEED BOOK 5, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR WAKULLA COUNTY, FLORIDA, BEING LOT CONVEYED BY DEEDS RECORDED ON DEED BOOK 22, PAGE 357 AND DEED BOOK 33, PAGE 173, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF SAID COUNTY; ALSO ALL OF LOT NO. THIRTY THREE (33), BLOCK ONE, TOWN OF PANACEA, CONVEYED BY TAX DEED RECORDED IN DEED BOOK 24, PAGE 15 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WAKULLA COUNTY; AND OF SAID LOTS BEING IN BLOCK ONE.**

**GRANTOR HEREIN AFFIRMS SUBJECT PROPERTY IS NOT HIS 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, 2019.

UCC



IN WITNESS WHEREOF, the said GRANTOR has signed and sealed these presents the day and year first above written.

PORT CITY TIMBER, LLC

William Harrell (SEAL)  
BY: William Harrell, Member

Charlie Livingston (SEAL)  
BY: Charlie Livingston, Member

[AFFIX CORPORATE SEAL]

Signed and sealed in our presence:

Tabitha Payne  
Witness  
Printed Name: Tabitha Payne

Elizabeth Henderson  
Witness  
Printed Name: Elizabeth Henderson

State of Georgia  
County of Grady

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared William Harrell and Charlie Livingston who each produced the following identification: GA DRIVERS LISENCE, to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they each executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17<sup>th</sup> day of January, 2020.

Tabitha Payne  
Notary Public, State of Georgia  
My Commission Expires:  
Date Notarized:  
(AFFIX NOTARIAL SEAL)

