

Prepared by:  
Mark Berry  
North Florida Title Company  
1624 Village Square Blvd. Suite 202  
Tallahassee, Florida 32309

File Number: 2007-103

### General Warranty Deed

Made this August 31, 2020 A.D. By Charles E. Miller and Julia K. Miller, husband and wife, hereinafter called the grantor, to Kivett Property and Investment, LLC, a North Carolina limited liability company, whose address is: 4043 Crooked Creek Rd, Climax, NC 27233, and LHarrison Investments, a Florida limited liability company, whose address is: 619C Hall Station Road, Kingston, GA 30145, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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 Wakulla County, Florida, viz:

Lot 103, Paradise Village Shell Point Unit 1, according to the map or plat thereof, recorded in Plat Book 2, Page(s) 13 and 14, of the Public Records of Wakulla County, Florida.

TOGETHER WITH A 1972 TIFFANY MOBILE HOME ID NO. 60123051E

Parcel ID Number: 00-00-121-122-11977-103

**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.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy J. Milstead  
Witness Printed Name Nancy J. Milstead

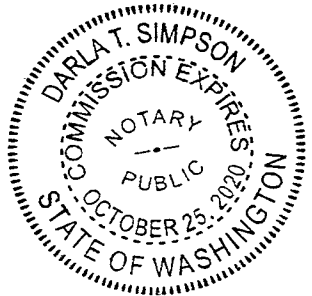
Charles E. Miller (Seal)  
Charles E. Miller  
Address: 1004 Commercial Avenue, #452, Anacortes, Washington 98221

Charles Spinka  
Witness Printed Name Charles Spinka

Julia K. Miller (Seal)  
Julia K. Miller  
Address: Same

State of WASHINGTON  
County of SKagit

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this August 24, 2020, by Charles E. Miller and Julia K. Miller, husband and wife, who are personally known to me or who has produced a driver's license as identification.



Darla T. Simpson  
Notary Public  
Print Name: Darla T. Simpson  
My Commission Expires: 10/25/2020  
(Seal)