

THIS INSTRUMENT PREPARED BY AND RETURN TO:

KATHRYN ECK
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-072-259-10149-C16**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 8th day of March, 2021 by OTTER CREEK VENTURES, LLC, a Florida limited liability company, herein called the grantor, to AMMIE MARIE ROBERTS, A SINGLE WOMAN whose post office address is 47 RIDGEWAY COURT, 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)*

WITNESSETH: 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 16, Block "C", Highwoods Place, Phase II, a subdivision as per map or plat thereof recorded in Plat Book 3, Page 66, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

TOGETHER WITH 2002 SILV double wide mobile home, VIN NO. USAGAO196A and USAGAO196B, TITLE NOs. 83014979 and 83015108, retired.

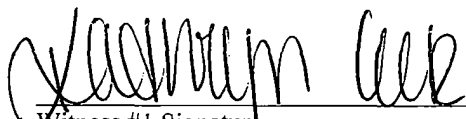
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

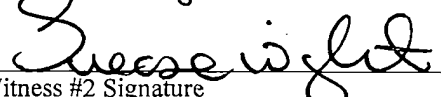
AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020

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:


Witness #1 Signature

KATHRYN ECK
Witness #1 Printed Name


Witness #2 Signature

Trease Wright
Witness #2 Printed Name

OTTER CREEK VENTURES, LLC, a Florida limited liability company

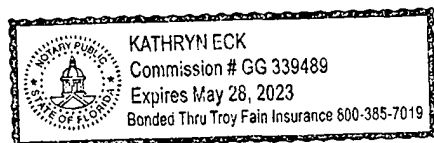

WILLIAM DODGE WALKER, MANAGER
33 EVERGREEN DRIVE, CRAWFORDVILLE, FL 32327

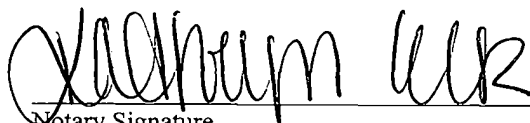

KAREN ANN WARD, MANAGER

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization by 8th day of March, 2021 by WILLIAM WALKER DODGE, MANAGER, AND KAREN ANN WARD, MANAGER of OTTER CREEK VENTURES, LLC, a Florida limited liability company on behalf of the corporation. **They are personally known to me** or have produced _____ as identification.

SEAL




Notary Signature

My Commission Expires:

Printed Notary Signature