

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.  
Susan S. Thompson, Esq.  
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Rd, 4th Floor  
Tallahassee, Florida 32309  
20210999AMO

Parcel I.D. #: R 35-3S-01E-263-05538-043,059

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 16th day of March, A.D. 2021, by STEVEN JOSEPH HITTINGER and MARY KATHRYN HITTINGER AS TRUSTEES OF THE STEVEN J HITTINGER REVOCABLE LIVING TRUST DATED OCTOBER 31, 2002, hereinafter called the grantors, to TRAVIS PEREZ, A MARRIED MAN, whose post office address is 191 KINSEY ROAD, CRAWFORDVILLE, FL 32327, hereinafter called the grantee:

(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**Witnesseth:** That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

Lots 43 and 59, VILLAGES OF ST. MARKS, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 70, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2021 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

**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.

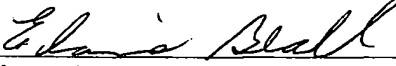
**And** the grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

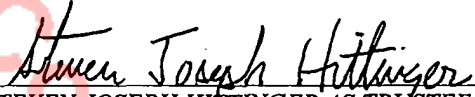
Signed, sealed and delivered in the presence of:

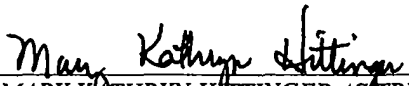
  
Witness Signature

W. Crit Smith  
Printed Name

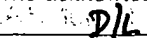
  
Witness Signature

ELAINE BEALL  
Printed Name

 L.S.  
STEVEN JOSEPH HITTINGER AS TRUSTEE OF THE  
STEVEN J. HITTINGER REVOCABLE LIVING TRUST  
DATED OCTOBER 31, 2002  
Address: 7344 OX BOW CIRCLE, TALLAHASSEE, FL  
32312

 L.S.  
MARY KATHRYN HITTINGER AS TRUSTEE OF THE  
STEVEN J HITTINGER REVOCABLE LIVING TRUST  
DATED OCTOBER 31, 2002  
Address:  
7344 OX BOW CIRCLE  
TALLAHASSEE, FL 32312

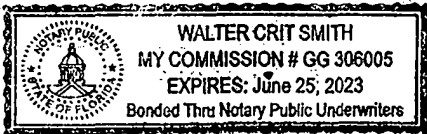
State of Florida  
County of LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEVEN JOSEPH HITTINGER and MARY KATHRYN HITTINGER AS TRUSTEES OF THE STEVEN J HITTINGER REVOCABLE LIVING TRUST DATED OCTOBER 31, 2002, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. The Grantor(s) ( ) is personally known to me; or ☒ produced  as identification:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization.

Witness my hand and official seal in the County and State last aforesaid this 16th day of March, A.D. 2021.

Notary Public Rubber Stamp Seal



Notary Signature

Printed Notary Signature