

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: **07-6S-01W-027-04714-000 AND 07-6S-01W-027-04713-000**

\_\_\_\_\_  
Space Above This Line For Recording Data \_\_\_\_\_

**THIS WARRANTY DEED**, made the 12<sup>th</sup> day of April, 2021 by **GEORGE STEVEN ANDERSON**, herein called the grantor, to **JUSTINE BAI and JOE BAI, wife and husband**, whose post office address is **447 MASHES SANDS ROAD, PANACEA, FL 32346**, hereinafter called the Grantees:  
*(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)*

**W I T N E S S E T H:** 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:

**Lots 28, 29 and 30, Section C, Ochlockonee Shores Subdivision, a subdivision as per map or plat thereof recorded in Plat Book 1, Page(s) 16 and 17, of the Public Records of Wakulla County, Florida.**

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

**THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.**

**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 grantees 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



[Signature]  
Witness #1 Signature

Suzanne S. Fry  
Witness #1 Printed Name



[Signature]  
Witness #2 Signature

Kam P. Harbin  
Witness #2 Printed Name



[Signature]  
GEORGE STEVEN ANDERSON  
P O BOX 623, DOERUN, GA 31744

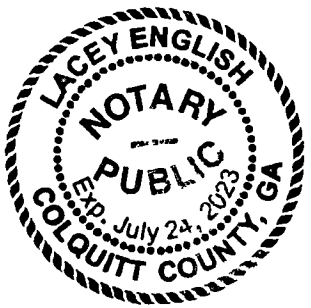
STATE OF Georgia  
COUNTY OF Colquitt

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 12th day of April, 2021 by GEORGE STEVEN ANDERSON who is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

[Signature]  
Notary Public

Lacey English  
Printed Notary Name



Unofficial Copy