

Prepared by:
Bridget M. Friedman, Esquire
Friedman Law, P.A.
600 Rinehart Road, Suite 3086
Lake Mary, Florida 32746

Parcel ID Number: 00-00-077-280-10378-A34

General Warranty Deed

Made this 17th day of September, 2021 by **Bridget M. Friedman**, f/k/a Bridget M. Grimsley, a single woman, whose post office address is 792 Pickfair Terrace, Lake Mary, Florida (hereinafter "Grantor"), to **OLD COURTHOUSE WAY, LLC**, a Florida limited liability company, whose post office address is 792 Pickfair Terrace, Lake Mary, FL 32746 (hereinafter "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 34 of OLD COURTHOUSE SQUARE REPLAT, according to the Plat thereof as recorded in Plat Book 3, Page 102, of the Public Records of Wakulla County.

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, 2017.

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:

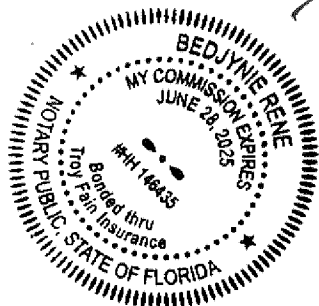
Print Witness Name: Lisa Boggs

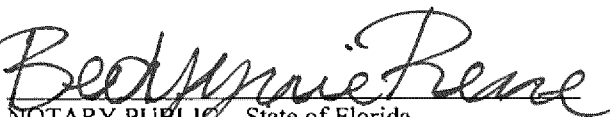

Bridget M. Friedman

Print Witness Name: Bedjynie Rene

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of September 2021, by Bridget M. Friedman f/k/a Bridget M. Grimsley, who is personally known to me.




NOTARY PUBLIC - State of Florida
Print Name: _____
My Commission Expires: _____