

This Instrument prepared by & return to

Name: Lowe Title Services

*Address: 68-A Feli Way
Crawfordville, Florida 32327*

File No: 21-1351

Parcel ID: 29-3S-01E-330-05506-006

THIS WARRANTY DEED made the 30th day of September, A.D. 2021 by and between Wakulla Investments & Timber Company, LLC, a Florida limited liability company, whose address is 1350 Market Street, Suite 500, Tallahassee, Florida 32312, hereinafter called the "Grantor", and Paul Whitney Wharton and Belinda Hoots Wharton, husband and wife, and Chase McKenzie Callahan and Krista Beth Callahan, husband and wife, whose address is Governors Way, Crawfordville, Florida 32327, hereinafter called the "Grantees":

(Which terms "grantors" and "grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 6, HARDWOOD HAMMOCK, a subdivision, as per map or plat thereof as recorded in Plat Book 4, Pages 40-42 of the Public Records of Wakulla County, Florida.

Being the same property conveyed to Grantor via Warranty Deed recorded in OR Book 638, Page 682 of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2021 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has hereunto set its hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Grantor: Wakulla Investments & Timber Company, LLC

Rebekah Hansen

Witness Signature

Rebekah Hansen

Printed Name

David Harvey L.S.

By: David Harvey

Its: Manager

Lani E Musgrove

Witness Signature

Lani E Musgrove

Printed Name

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September 2021, by David Harvey, as Manager of Wakulla Investments and Timber Company, LLC, a Florida limited liability company, who is personally known to me or has produced XX (type of identification) as identification.

(Seal)

Lani E Musgrove

Print Name
Notary Public

