

This Instrument prepared by & return to

Name: Lowe Title Services

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

File No: 21-1357

Parcel ID: 00-00-034-009-08536-000

THIS WARRANTY DEED made the 18th day of October, A.D. 2021 by and between Forgotten Coast Construction, LLC, a Florida limited liability company, whose address is 40 Farrier Lane, Crawfordville, Florida 32327 hereinafter called the "Grantor", and David Edward McElroy, Jr. and Joyce R. McElroy, husband and wife, whose address is 26 Arapaho Trail 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 24, Block "8" of WAKULLA GARDENS UNIT TWO, as per map or plat thereof recorded in Plat Book 1, Page 42 of the Public Records of Wakulla County, Florida.

Being the same property conveyed to Grantor via Warranty Deed recorded in OR Book 1195, Page 187 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:

Lani E Musgrove
Witness Signature
Lani E Musgrove
Printed Name

Kevin G. Smith
Witness Signature
KEVIN G. SMITH
Printed Name

Forgotten Coast Construction, LLC
Jennifer Lynn Beaty L.S.
By: Jennifer Lynn Beaty
Its: Manager

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of October 2021, by Jennifer Lynn Beaty, Manager of Forgotten Coast Construction, LLC, a Florida limited liability company, who is personally known to me or has produced VY (type of identification) as identification.

(Seal)

Lani E Musgrove
Print Name
Notary Public

