

This Document Prepared By and Return to:
Cindy Goodrich, of
Equity Title, LLC
801 S. Florida Ave., Ste. 8
Lakeland, FL 33801
File No: 21-1021

Parcel ID Number: **34-4S-03W-053-00544-000**

Special Warranty Deed

This Indenture, Made this **20th** day of **October**, **2021** A.D., **Between**
Freedom Lots USA LLC, a Florida limited liability company

of the County of **Saint Johns**, State of **Florida**, **grantor**, and
Jonathan Clark, as Trustee of the Cozafibo Trust, known as Trust No. 0, dated October 20, 2021

whose address is: **7505 Santa Rosa Pkwy, Fort Pierce, FL 34951**

of the County of **Saint Lucie**, State of **Florida**, **grantee**.

Witneseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Wakulla**, State of **Florida** to wit:

Tract No. 7-A, Block "C", SOPCHOPPY RIVER ESTATES, a subdivision according to the plat thereof recorded in Plat Book 1, Page 62, of the Public Records of Wakulla County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2021.

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

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Parcel ID Number: 34-4S-03W-053-00544-000

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cynthia Goodrich

Printed Name:

E-signed by Cynthia Goodrich on October 19, 2021 at 01:04 PM CST
Witness E-signed by Frank Fulca on October 19, 2021 at 01:04 PM CST

Frank Fulca

Printed Name:

Witness

Freedom Lots USA LLC, a Florida limited liability company

E-signed by Christopher Nowak on October 19, 2021 at 01:05 PM CST
By: *Christopher Nowak* (Seal)

Christopher Nowak, Authorized Signer

P.O. Address: 101 Market Side Avenue, Suite 404-264, Ponte Vedra, FL 32081

State of Florida

County of Saint Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of October, 2021, by

Christopher Nowak, Authorized Signer of Freedom Lots USA LLC, a Florida limited liability company on behalf of the limited liability company

who is personally known to me or who has produced his

Florida driver's license

as identification

Cynthia Goodrich

Printed Name:

Notary Public

My Commission Expires:

Sep. 21, 2022

