

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
36 Ochlockonee Street
Crawfordville, FL 32327

Order No.: 21C-0892

Property Appraiser's Parcel I.D. (folio) Number:
00-00-078-013-10748-000

WARRANTY DEED

THIS WARRANTY DEED dated December 6, 2021, by Ruth Morgan Housholder, formerly known as Robyn Morgan Wichelt, whose post office address is PO Box 829, Carrabelle, Florida 32322 (the "Grantor"), to S & P Investment Holding LLC, a Florida limited liability company, whose post office address is 12 Asphalt Way, Crawfordville, Florida, 32327 (the "Grantee").

(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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Eight Thousand And No/100 Dollars (\$8,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Subject property is not the homestead of the Grantor as defined by the laws of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.


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.

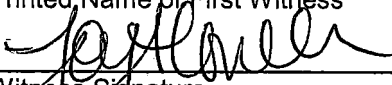
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2021.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

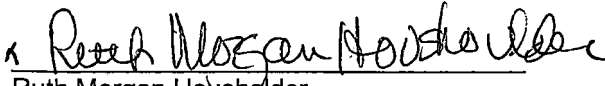
Signed, sealed and delivered in presence of:


Witness Signature

Sherry Fordham
Printed Name of First Witness

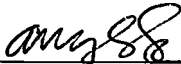

Witness Signature

Jody Howell
Printed Name of Second Witness


Ruth Morgan Housholder

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 6th of December, 2021 by Ruth Morgan Housholder, who is/are personally known to me or who produced drivers license as identification.


Notary Public
(SEAL)

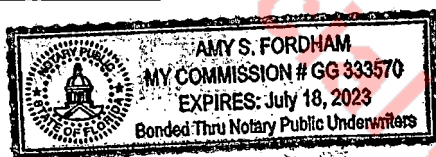


EXHIBIT A
Legal Description

Lot 25, Block A, MAGNOLIA GARDENS, according to the plat thereof, recorded in Plat Book 1, Page 37,
of the Public Records of Wakulla County, Florida.

Unofficial Copy