

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-078-013-10891-000

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 15 day of September, 2022 by **CHRISTY DILL, A SINGLE WOMAN**, herein called the grantor, to **PAFFORD PROPERTIES & CONSTRUCTION, LLC, a Florida Limited liability Company**, whose post office address is **285 TIGER HAMMOCK, CRAWFORDVILLE, FL 32327**, hereinafter called 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 TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

Lot 18, Block "B", of Magnolia Gardens, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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, and hereby 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, 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 the presence of:

Tonya Sanders
Witness #1 Signature

Tonya Sanders
Witness #1 Printed Name

Christy Dill

CHRISTY DILL
2325 PAR LANE, TALLAHASSEE, FL 32301

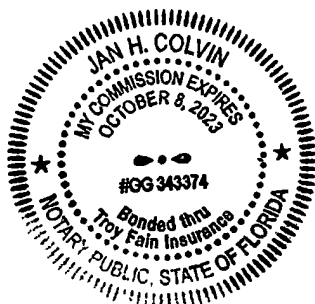
Jan H. Colvin
Witness #2 Signature

Jan H. Colvin
Witness #2 Printed Name

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 15 day of September, 2022 by **CHRISTY DILL** who is personally known to me or has produced FLDL as identification

SEAL



Jan H. Colvin
Notary Public

Printed Notary Name