

Recording Requested By:

TDP Holdings, LLC
6200 Rockside Woods Blvd N, Ste 215
Independence, Ohio 44131
Ph: 216-925-5125

After Recording

Return To and Mail Tax:

Ana Lopez
11 Hawkscrest Lane
Ellington, MO 63638
Ph: 386-688-3993

SPECIAL WARRANTY DEED

Property Appraiser's Parcel Identification No. 00-00-078-013-10771-000

This Special Warranty Deed, Executed this 22 day of November, 2022,

By **TDP Holdings, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd N, Ste 215, Independence, OH 44131, hereinafter called the GRANTOR:

To **Ana Lopez**, whose address is 11 Hawkscrest Lane, Ellington, MO 63638, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for 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 the County of Wakulla, State of Florida, viz:

APN 00-00-078-013-10771-000

LOT FORTY-EIGHT (48) BLOCK "A" MAGNOLIA GARDENS, AS PER PLAT OF SAID SUBDIVISION
RECORDED IN PLAT BOOK 1, PAGE 37, OF THE PUBLIC RECORDS OF WAKULLA COUNTY,
FLORIDA.

TO HAVE AND TO HOLD, the same in fee simple forever.

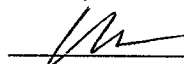
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

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

TDP Holdings, LLC, Grantor
Craig Kahn, Managing Member



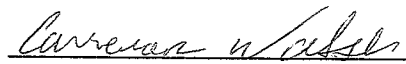
Grantor Signature



Witness 1 Signature

Victoria Eck

Witness 1 Printed Name



Witness 2 Signature

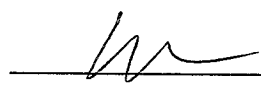
Cameron Walsh

Witness 2 Printed Name

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 22nd day of November, 2022
(date) by **Craig Kahn of TDP Holdings, LLC**, an Ohio limited liability company, on behalf of the
corporation.



Notary Public

Victoria Eck

Printed Name

My Commission Expires:

June 28, 2026

