

This Instrument Prepared by:

Alexandra Ponce
CLOSED Capital Hills LLC
1294 Timberlane Road
Tallahassee, FL 32312

After Recording Return to:

Takesha Ware
97 Stillmont Drive
Crawfordville, FL 32327

Parcel Identification Number:
00-00-055-407-09932-018

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of this **4th day of November, 2022** between **Southern Coastal Homes, Inc, a Florida Corporation**, whose mailing address is **1022 West 23rd Street, Suite 400, Panama City, FL 32405** ("**Grantor**") to, **Takesha Ware, a single woman** whose mailing address is **502 Bragg Drive, Tallahassee, FL 32305** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Wakulla County, Florida** and fully described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.


SUBJECT to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

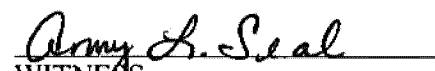
TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.


WITNESSES:


WITNESS
PRINT NAME: Ashley B. Sweet


WITNESS
PRINT NAME: Amy L. Seal

GRANTOR:

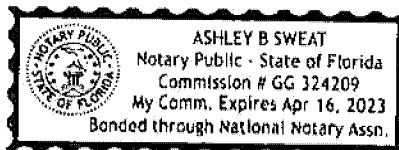
Southern Coastal Homes, Inc, a Florida Corporation

By: 
John, Lewis, President

STATE OF FLORIDA
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 4th day of November, 2022, by John, Lewis, President of Southern Coastal Homes, Inc.

Ashley B. Sweet
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: ☒ OR Produced Identification: _____

Type of Identification

Produced: _____

Unofficial Copy

Exhibit "A"
Property Description

Lot 18, Block A, Palmetto Subdivision Phase 1, according to the Plat thereof, recorded in Plat Book 6, Page(s) 9 and 10, of the Public Records of Wakulla County, Florida.

Unofficial Copy