

This instrument Prepared by and return to:

Name: W.Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2023-0161CA

Parcel I.D. No.: 00-00-034-012-09580-020

_____ SPACE ABOVE THIS LINE FOR PROCESSING DATA _____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

THIS WARRANTY DEED Made the 17th day of February, 2023, by Pafford Properties & Construction, LLC hereinafter called the grantor(s), to MADELINE DICKSON and PATRICK DICKSON, wife and husband, whose post office address is 55 CHICKAT TRAIL, Crawfordville, FL 32327 hereinafter called the grantee(s):

*a Florida limited liability company
(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in WAKULLA County, State of Florida, viz:

Lot 20, Block 49 of WAKULLA GARDENS UNIT 5, according to the Plat thereof as recorded in Plat Book 1, Page 56, of the Public Records of WAKULLA County, Florida.

Subject to taxes for the year 2023 and subsequent years, restrictions, reservations, covenants and easements 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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2022.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

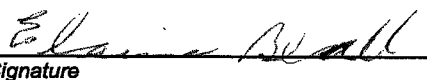
Signed, sealed and delivered in the presence of:



Signature

W. Crit Smith

Printed Signature



Signature

E LAINE BEALL

Printed Signature

Pafford Properties & Construction, LLC



BY:

**MICHAEL E. PAFFORD
AUTHORIZED MEMBER**

Address: 507 East Ivan Road
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MICHAEL E. PAFFORD, AUTHORIZED MEMBER of Pafford Properties & Construction, LLC known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same for the company, under authority duly vested in him/her by the company. The Grantor(s) () is personally known to me; or () produced _____ as identification: The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 16th day of February, A.D. 2023

Notary Public Rubber Stamp Seal

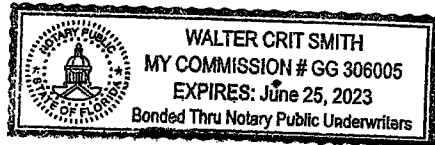


Notary Signature:



Printed Notary Signature

MY COMMISSION EXPIRES: _____



Unofficial Copy