

This Instrument Prepared by & return to:

Name: Paul Tompkins
3172 SW State Rd. 14
Madison, FL 32340

Parcel I. D. #: 00-00-077-280-10378-A38

THIS QUITCLAIM DEED Made the 27th day of March, A.D. 2023, by PAUL TOMPKINS, a married man conveying his separate non-homestead property, and ANTHONY J. SIMONETTA, a married man conveying his separate non-homestead property, hereinafter called the grantor, to LAS HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, and TRANQUILITY REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, as tenants in common, having its principal place of business at 3172 SW State Rd. 14, Madison, FL 32340, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantee" 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 grantor, for and in consideration of the sum of \$ 10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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 38, OLD COURTHOUSE SQUARE REPLAT, A SUBDIVISION AS PER MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 102 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, known locally as 18 B Old Courthouse Way, Crawfordville, Florida 32327.

Subject to taxes for the year 2022 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 grantor hereby represents that it has supplied the legal description to the drafter, and that this is a deed of convenience for minimal consideration.

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:

Witnesses:

[Signature]
Printed name of witness: Bryce Risher

[Signature]
PAUL TOMPKINS

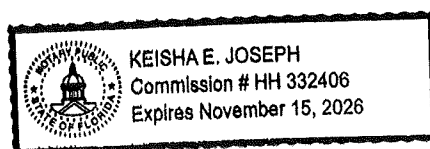
[Signature]
Printed name of witness: Doyle Browning

State of Florida

County of Leon

I hereby Certify that on this 27 day of March, 2023, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Paul Tompkins, known to me to be the persons described who signed in the presence of the above witnesses, and who is well known to me or presented Driver License as photo identification and who did/did not take an oath.

[Signature]
Notary Public, State of Florida
My Commission Expires: November 15, 2026
SEAL



Signed, sealed and delivered in the presence of:

Witnesses:

Printed name of witness:

Esmeralda Curren

Printed name of witness:

Michael Rayner

ANTHONY J. SIMONETTA

State of Florida

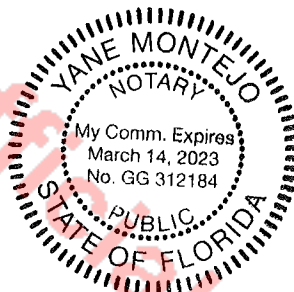
County of St Johns

I hereby Certify that on this 9 day of march, 2023 before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Anthony J. Simonetta, known to me to be the persons described who signed in the presence of the above witnesses, and who is well known to me or presented FL DL as photo identification and who did/did not take an oath.

[Signature]
Notary Public, State of Florida

My Commission Expires: 03/14/2023

SEAL



Unofficial Copy