

THIS INSTRUMENT PREPARED BY AND RETURN TO

KATHRYN PLOUFFE

WAKULLA TITLE COMPANY, INC

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: 00-00-078-013-10900-000

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 27th day of April, 2023 by S&P CONSTRUCTION & DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, herein called the grantor, to HANNAH GABRIELLE MCKNIGHT, AN UNMARRIED WOMAN, and MATTHEW GREGORY PARKER, AN UNMARRIED MAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP whose post office address is 49 MAPLE DRIVE, CRAWFORDVILLE, FL 32327, hereinafter called the Grantees.

(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 2, Block "C", 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.

Subject to easements, restrictions and reservations of record and to taxes for the year 2022 and thereafter.

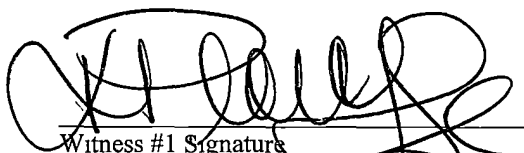
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

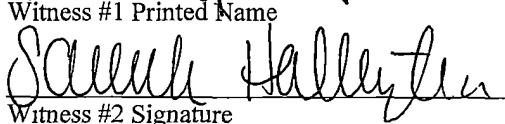
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all 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


Witness #1 Signature

Kathryn Plouffe
Witness #1 Printed Name


Witness #2 Signature

Savannah Hollington
Witness #2 Printed Name

S&P CONSTRUCTION & DEVELOPMENT, LLC., A
FLORIDA LIMITED LIABILITY COMPANY


KEITH R. SHIELDS, MANAGER
12 ASPHALT WAY, CRAWFORDVILLE, FL 32327


RALPH F. PIGOTT, III, MANAGER

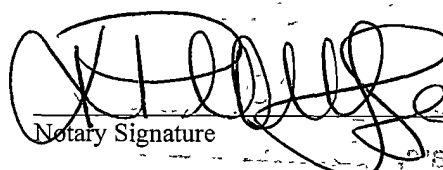
STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization this 27th day of April, 2023 by KEITH R. SHIELDS, AND RALPH F PIGOTT, III, MANAGER of S&P CONSTRUCTION & DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY on behalf of the corporation. He is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires


Notary Signature

Printed Notary Signature