

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H COLVIN
WAKULLA TITLE COMPANY, INC
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-035-008-06702-000 AND 00-00-035-008-06702-001**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 1st day of May, 2023 by **TIDEWATER INVESTMENTS, LLC**, a Florida Limited liability company, herein called the grantor, to **PAFFORD PROPERTIES & CONSTRUCTION, LLC**, A Florida Limited Liability Company whose post office address is **285 TIGER HAMMOCK ROAD, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantee:

(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 18, Block "4", of Wakulla Gardens, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 39, of the Public Records of Wakulla County, Florida.

Lot 19, Block "4", of Wakulla Gardens, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 39, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2019 and thereafter.

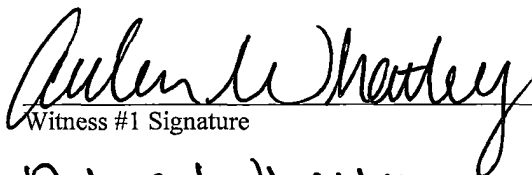
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

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


AND, the grantor hereby covenants with said 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 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, 2022

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

Aurora Whatley
Witness #1 Printed Name


Witness #2 Signature

Jan H Colvin
Witness #2 Printed Name

TIDEWATER INVESTMENTS, LLC, a Florida Limited liability company

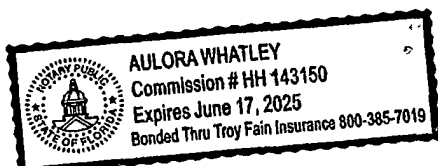

JOHN SHUFF, AUTHORIZED MEMBER
90 CALUSA WAY, CRAWFORDVILLE, FL 32327

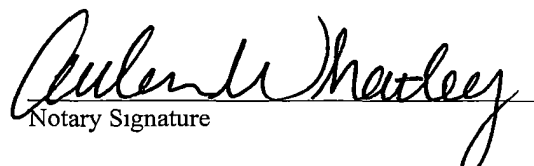

PETRA SHUFF, AUTHORIZED MEMBER

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization by 1st day of May, 2023 by JOHN SHUFF AND PETRA SHUFF, AUTHORIZED MEMBERS of TIDEWATER INVESTMENTS, LLC, a Florida Limited liability company on behalf of the corporation. They are personally known to me.

SEAL




Notary Signature