

Prepared by and return to:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615
(386) 418-8183
File No 23-211

Parcel Identification No 34-4S-03W-053-00495-000

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of June, 2023 between Betty L. Fusco, a Single person, whose post office address is 246 Persimmon Road, Sopchoppy, FL 32358, of the County of Wakulla, State of Florida, Grantor, to OHM Springs, Inc., a Florida Corporation, whose post office address is 1317 Edgewater Drive, #5125, Orlando, FL 32804, of the County of Orange, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla, Florida, to-wit:

Lot 3, Block A, Sopchoppy River Estates, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 62, of the Public Records of Wakulla County, Florida.

Grantor warrants this property is not her homestead property or her spouse's homestead property, nor is it contiguous to her homestead property or her spouse's homestead property.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Angela Barton
WITNESS #1
PRINT NAME: Angela Barton

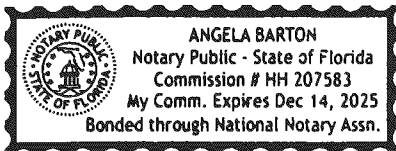
Betty L. Fusco
Betty L. Fusco

Amarala Langston
WITNESS #2
PRINT NAME: Amarala Langston

STATE OF FLORIDA
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 6 day of June, 2023, by Betty L. Fusco.

Angela Barton
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: FDL

Unofficial Copy