

Prepared by and after recording return to:

Cohen Pollock Merlin Turner, P.C.

3350 Riverwood Parkway, Suite 1600

Atlanta, GA 30339

Attn: Jeffrey T. Leonard, Esq.

(Prepared without title examination per instructions of Grantor and Grantee)

This conveyance of unencumbered realty is a gift and is not subject to documentary stamps pursuant to Florida Administrative Code § 12B-4.014(1).

Parcel ID # 07-6S-01W-027-04703-000

SPECIAL WARRANTY DEED

THIS WARRANTY DEED is made and executed the 30th day of June, 2023, by **PATRICIA T. CHILIVIS**, whose mailing address is 2293 Ivy Crest Ln SE, Atlanta, GA 30339 ("Grantor") and **479 MASHES SANDS, LLC**, a Georgia limited liability company, with a mailing address of 10878 Skinner Road NE, Bainbridge Island, WA 98110 ("Grantee"):

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Wakulla County, Florida** to wit:

Lots 16 and 17, Section "C" of Ochlockonee Shores, a subdivision, as per map or plat thereof recorded in Plat Book 1 page 17 of the Public Records of Wakulla County, Florida.

Also See Exhibit "A" attached hereto and made apart hereof for survey drawing of subject lots 16 and 17.

SUBJECT TO SPECIAL ASSESSMENTS AND THOSE ACCRUING HEREAFTER, ZONING AND OTHER GOVERNMENTAL RESTRICTIONS AND QUALIFICATIONS, PUBLIC UTILITY EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

Parcel Identification Number: 07-6S-01W-027-04703-000

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 Grantor hereby covenants with Grantee that it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and that said land is free of all encumbrances except for real estate taxes for the year 2021 and subsequent years.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first written above.

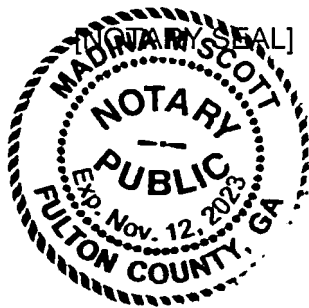
Jeffrey T. Leonard
Witness 1
Print Name: Jeffrey T. Leonard

Patricia T. Chilivis (LS)
PATRICIA T. CHILIVIS

Nicole Chilivis
Witness 2
Print Name: Nicole Chilivis

STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was acknowledged before me this 30th day of June, 2023, by PATRICIA T. CHILIVIS, who is personally known to me or has produced her driver's license as identification.



Madina M. Scott
Notary Public
Printed Name: Madina M. Scott

My Commission Expires: 11/12/2023

EXHIBIT A

