

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).

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Parcel ID # 07-6S-01W-027-04729-000

**QUITCLAIM DEED**

THIS WARRANTY DEED is made and executed the 30<sup>th</sup> day of June, 2023, by **PATRICIA T. CHILIVIS**, whose mailing address is 2293 Ivy Crest Ln SE, Atlanta, GA 30339 ("Grantor") and **529 MASHES SANDS, LLC**, a Georgia limited liability company, with a mailing address of 10878 Skinner Road NE, Bainbridge Island, WA 98110 ("Grantee"):

**WITNESSETH:**

WHEREAS, Grantor and Grantor's spouse, Nickolas P. Chilivis, jointly owned the subject Property described and defined below; and

WHEREAS, Grantor's spouse, Nickolas P. Chilivis, is deceased, departing this world on October 4, 2016, leaving title to the Property solely in Grantor, and Grantor desires to transfer and convey the Property;

NOW THEREFORE, Grantor, for and in consideration of the sum of \$10.00 and/or other valuable consideration, the receipt whereof is hereby acknowledged, hereby remises, releases and quit claims unto the grantee, all the right, title, interest, claim and demand which the said grantor has in and to the following described land, situate in County of **Wakulla County**, State of Florida, to-wit:

Any and all interest in the property described as Lot 5, section "D" of Ochlockonee Shores Subdivision as per map or plat thereof recorded in Plat Book 1, Pages 16-17 of the public records of Wakulla County, Florida.

Parcel Identification Number: 07-6S-01W-027-04729-000

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee 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.

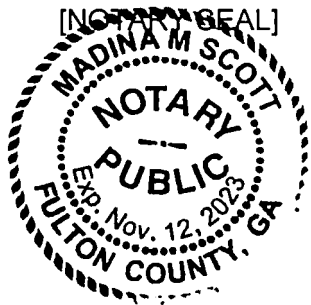
[Signature]  
Witness 1  
Print Name: Bettrey Leonard

[Signature] (LS)  
PATRICIA T. CHILIVIS

[Signature]  
Witness 2  
Print Name: Nicole Chilivis

STATE OF GEORGIA  
COUNTY OF COBB

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



[Signature]  
Notary Public  
Printed Name: Madina M. Scott

My Commission Expires: 11/12/2023