

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
71A Songbird Avenue
Crawfordville, FL 32327

Order No.: 23C-0373

Property Appraiser's Parcel I.D. (folio) Number:
00-00-019-356-06531-002

WARRANTY DEED

THIS WARRANTY DEED dated July 11, 2023, by Eric J. Kasheta and Trystan D. Kasheta, single persons, whose post office address is PO Box 481, Panacea, Florida 32346 (the "Grantor"), to Billy Dale Fritsch, Jr., Trustee of the Billy Dale Fritsch, Jr. Revocable Trust, dated 6/8/17, whose post office address is 2149 SW 77th Ave, Bell, Florida, 32619 (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 Seven Hundred Thousand And No/100 Dollars (\$700,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

Lot 2, Forbes Preserve, according to the plat thereof, recorded in Plat Book 5, Page(s) 7, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any


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; that the Grantor hereby fully 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: 2022.

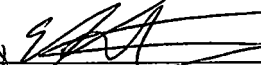
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of.



Witness Signature
Sherry Fordham

Printed Name of First Witness



Eric J. Kasheta

K Roderick

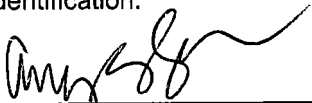
Witness Signature
K Roderick

Printed Name of Second Witness

Grantor Address:
PO Box 481
Panacea, FL 32346

STATE OF FLORIDA
COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of physical presence this 28th of June, 2023 by Eric J. Kasheta, who is/are personally known to me or who produced *drivers license* as identification.




Notary Public
(SEAL)



Unofficial Copy

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

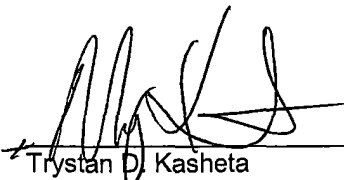
Signed, sealed and delivered in presence of.



Witness Signature

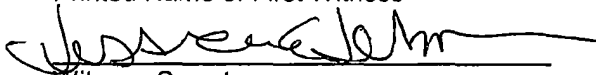
Amy Fordham

Printed Name of First Witness



Trystan D. Kasheta

Grantor Address:
PO Box 481
Panacea, FL 32346



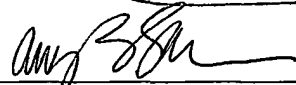
Witness Signature

Jessica E. Johnson

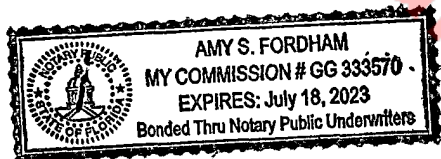
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 11th of July, 2023 by Trystan D. Kasheta, who is/are personally known to me or who produced DRIVER'S LICENSE as identification.



Notary Public
(SEAL)



Unofficial Copy