

This instrument Prepared by and return to:

Name: W.Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2023-2222CA

Parcel I.D. No.: R 00-00-114-088-11807-000

————— SPACE ABOVE THIS LINE FOR PROCESSING DATA ————— SPACE ABOVE THIS LINE FOR RECORDING DATA —————

THIS WARRANTY DEED Made the **31st day of July, 2023**, by **JAMIE BEECH, a single woman**, hereinafter called the grantor(s), to **CURTIS JOHN RASMUSON and JENNIFER ALEXIS RASMUSON, husband and wife**, whose post office address is **20 Goose Landing Lane, Buffalo, WY 82834** hereinafter called the grantee(s):

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **WAKULLA County, State of Florida**, viz:

LOT NO. 6, BLOCK 12 OF STRICKLAND & LANGSTON'S ADDITION OF THE TOWN OF SHADY SEA, AS PER PLAT THEREOF RECORDED ON PAGE 405 OF DEED BOOK 33 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

AND

A PART OF LOTS 1, 2 AND 3, BLOCK 12 OF SAID SUBDIVISION, AND MORE PARTICULARLY DESCRIBED AS BEING A STRIP OF LAND 15-FEET WIDE, FACING OAK STREET, AND EXTENDING BACK IN PARALLEL LINES A DISTANCE OF 100 FEET, AND BEING ADJACENT TO SAID LOT 6, BLOCK 12 OF SAID SUBDIVISION, AS AFORESAID.

AND ALSO:

A PART OF LOT 9 OF BLOCK 12 OF ABOVE DESCRIBED SUBDIVISION, AND MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 12, RUNNING ALONG SAID OAK STREET A DISTANCE OF 25 FEET, THEN EXTENDING BACK IN PARALLEL LINES TO THE BACK OF LOT 9, A DISTANCE OF 100 FEET, MORE OR LESS. ALL OF THE LAND HEREIN CONVEYED BEING A LOT 90 FEET, FACING OAK STREET, AND EXTENDING BACK A DISTANCE OF 100 FEET.

BEING MORE RECENTLY DESCRIBED BY SURVEY AS FOLLOWS:

COMMENCE AT A ROD AND CAP MARKING THE MOST SOUTHERLY CORNER OF LOT 1, BLOCK 12 OF STRICKLAND & LANGSTON'S ADDITION OF THE TOWN OF SHADY SEA, AS PER PLAT RECORDED IN DEED BOOK 33, PAGE 405, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 41 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF OAK STREET AND THE SOUTHERLY BOUNDARY OF SAID LOT 1, A DISTANCE OF 85.00 FEET TO A ROD AND CAP FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 41 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY 89.91 FEET FOR A ROD AND CAP, THENCE RUN NORTH 48 DEGREES 47 MINUTES 25 SECONDS WEST 99.77 FEET TO A ROD AND CAP, THENCE RUN SOUTH 41 DEGREES 09 MINUTES 02 SECONDS WEST 90.01 FEET TO A ROD AND CAP, THENCE RUN SOUTH 48 DEGREES 50 MINUTES 55 SECONDS EAST 100.01 FEET TO THE POINT OF BEGINNING.

Subject to taxes for the year 2023 and subsequent years, restrictions, reservations, covenants and easements 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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan S. Thompson
Signature

Susan S. Thompson
Printed Signature

Timothy E. Russell
Signature

Timothy E. Russell
Printed Signature

Jamie Beech
JAMIE BEECH

Address: 56 CONVINGTON CIRCLE
Crawfordville, FL 32327

STATE OF FLORIDA

COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared JAMIE BEECH known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. The Grantor(s) () is personally known to me; or (X) produced

Jamie Beech as identification: The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization.

Witness my hand and official seal in the County and State last aforesaid this 31st day of July, A.D. 2023

/_____
Notary Public Rubber Stamp Seal

Susan S. Thompson
Notary Signature:

Printed Notary Signature

MY COMMISSION EXPIRES: _____

