

Prepared By and Return To:

Hayward Title Group
2121 Killarney Way, Suite G
Tallahassee, FL 32309

Order No.: 23-687

Property Appraiser's Parcel I.D. (folio) Number:
00-00-035-008-07955-000

WARRANTY DEED

THIS WARRANTY DEED dated August 31, 2023, by Carl Lindback, a married man, whose post office address is 1497 Main Street Suite 108, Dunedin, Florida 34698 (the "Grantor"), to PRECIS of Tallahassee, LLC, a Florida Limited Liability Company, whose post office address is PO Box 21, Tallahassee, Florida, 32302 (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 Ten And No/100 Dollars (\$10.00) 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 50, Block 24, WAKULLA GARDENS, according to the plat thereof, recorded in Plat Book 1, Page 39, of the Public Records of Wakulla County, Florida.

Subject property is not the homestead of the Grantor as defined by the laws of the State of 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

Jared Dehn

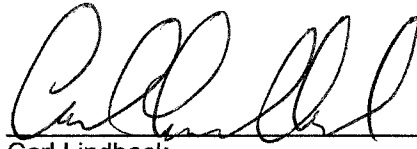
Printed Name of First Witness



Witness Signature

Taylor M. Natal

Printed Name of Second Witness



Carl Lindback

Grantor Address:
1497 Main Street Suite 108
Dunedin, FL 34698

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence this 29 of August, 2023 by Carl Lindback, a married man, who is/are personally known to me or who produced PL PL as identification.



Notary Public
(SEAL)

