

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-077-014-10414-000**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 11th day of September, 2023 by DUANE EVANS, LLC, A FLORIDA Limited liability company, herein called the grantor, to ROBERT PILKINGTON and CHRISTOPHER ANDERSON, AS TENANTS IN COMMON whose post office address is 1753 BROWN STREET, TALLAHASSEE, FL 32308, hereinafter called the Grantees:

(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 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz.:

Lot 1, Block "3", of Greiners Addition to the Town of Crawfordville, a subdivision as per map or plat thereof, recorded in Plat Book 1, of the Public Records of Wakulla County, Florida, less and except that portion.

Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.

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 grantees 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, and hereby 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 December 31, 2022

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

The rest of this page is intentionally left blank

Signed, sealed and delivered in the presence of:

Jan H Colvin
Witness #1 Signature
Jan H Colvin

Witness #1 Printed Name
Witness Address: 3004 Crawfordville Highway
Crawfordville, FL 32327

Aulora Whatley
Witness #2 Signature

Aulora Whatley
Witness #2 Printed Name
Witness Address: 3004 Crawfordville Hwy
Crawfordville, FL 32327

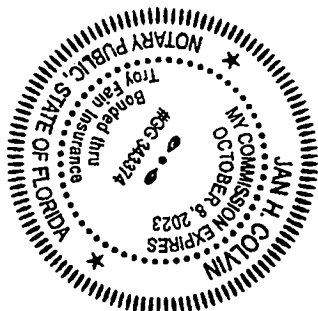
DUANE EVANS, LLC, A FLORIDA Limited liability company

[Signature]
DUANE M. EVANS, MANAGER
1940 WAKULLA ARRAN ROAD, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization this 13 day of September, 2023 by DUANE M. EVANS, MANAGER of DUANE EVANS, LLC, A FLORIDA Limited liability company on behalf of the corporation. He is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:

Jan H Colvin
Notary Signature

Printed Notary Signature