423403 RECORDED IN THE RECORDS OF Greg James, Clerk of the Circuit Court Wakulla CO FL

BK: 1336 PG: 72-73, Page 1 of 2, 11/9/2023 11:57 AM Deed Doc Stamp: \$1,673.00

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 2023-3275AMQ

Parcel I.D. No.:

THIS WARRANTY DEED Made the 8th day of November, 2023, by PAFFORD PROPERTIES AND CONSTRUCTION LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter called the grantor(s), to ALLEN MENG FWU SHAW and ALICE TIEN-CHU SHAW, a married couple, whose post office address is 2895 Royal oaks Dr. Tallahassee, FL 32309 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

Lot 5, Block "59", of WAKULLA GARDENS UNIT FOUR, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 46, of the Public Records of Wakulla County, Florida.

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, 2023.

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:

PAFFORD PROPERTIES AND CONSTRUCTION LLC

MICHAEL PAFFORD **MANAGING MEMBER** 

Address: 385 TIGER HAMMOCK ROAD Wakulla Springs, FL 32327

Signature

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STATE OF FLORIDA COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared MICHAEL PAFFORD, MANAGING MEMBER of PAFFORD PROPERTIES AND CONSTRUCTION LLC known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same for the limited liability company, under authority duly vested in him/her by the limited liability company. The Grantor(s) ( is personally known to me; or ( ) produced \_\_\_\_\_\_\_ as identification: The foregoing instrument was acknowledged before me by means of ( in physical presence or ( ) online notarization and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 8th day of November, A.D. 2023

Notary Public Rubber Stamp Seal

FRANK S. SHAW IV

Motary Signature:

Printed Notary Signature

Notary Public - State of Florida Commission # HH 0494014 OMMISSION EXPIRES: My Comm. Expires Oct 1, 2024