

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  
2023-3611AMO

Parcel I.D. No.: 00-00-074-338-10202-A08

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

**THIS WARRANTY DEED** Made the 29 day of NOVEMBER, 2023, by **JENS BANG PEDERSEN**, a married man, hereinafter called the grantor(s), to **JOHN T OWENS, III and PEGGY L OWENS, husband and wife**, whose post office address is **32 TUSCANY TRACE, Crawfordville, FL 32327** 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 8, TUSCANY TRACE, a subdivision as per map or plat thereof recorded in Plat Book 4, Page 76, of the Public Records of Wakulla County, Florida.

THE HEREIN REFERENCED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

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:

Claudia Castro  
Signature

CLAUDIA CASTRO  
Printed Signature

Kevin Pedersen  
Signature

KEVIN PEDERSEN  
Printed Signature

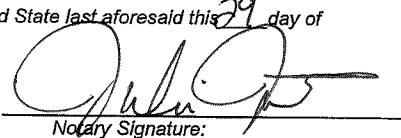
Jens Bang Pedersen  
JENS BANG PEDERSEN

Address: 9240 BONITA BEACH ROAD,  
STE 1118, BONITA SPRINGS, FL 34135

STATE OF FLORIDA  
COUNTY OF Lee

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared JENS BANG PEDERSEN 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 ( ) produced \_\_\_\_\_ as identification: The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization.

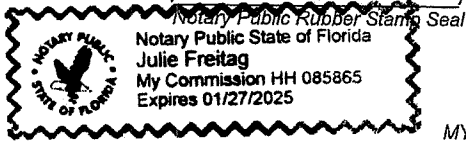
Witness my hand and official seal in the County and State last aforesaid this 29 day of November, A.D. 2023



Notary Signature:

Julie Freitag  
Printed Notary Signature

MY COMMISSION EXPIRES: 1/27/2025



Unofficial Copy