

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
71A Songbird Avenue
Crawfordville, FL 32327

Order No.: 23C-0716

Property Appraiser's Parcel I.D. (folio) Number:
00-00-069-000-10116-008

WARRANTY DEED

THIS WARRANTY DEED dated December 15, 2023, by Darryl Odom and Diane McGrath, husband and wife, whose post office address is 2550 Cattail Creek Rd, Burnsville, North Carolina 28714 (the "Grantor"), to Samantha Luckman and Seth Luckman, wife and husband, whose post office address is 174 Old Town Hammock Lane, Crawfordville, Florida, 32327 (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 Two Hundred Five Thousand And No/100 Dollars (\$205,000.00) 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:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

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: 2023.

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

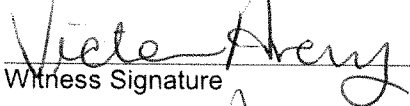
Signed, sealed and delivered in presence of:



Witness Signature

Amy Fordham


Printed Name of First Witness



Witness Signature

Victoria Avery

Printed Name of Second Witness



Darryl Odom




Diane McGrath

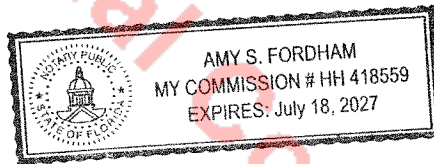
Grantor Address:
2550 Cattail Creek Rd
Burnsville, NC 28714

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 15th of December, 2023 by Darryl Odom and Diane McGrath, husband and wife, who is/are personally known to me or who produced drivers license as identification.



Notary Public
(SEAL)



Unofficial Copy

EXHIBIT "A"
Legal Description

Commencing at the Southeast Corner of Land Lot No. 69, Hartsfield Survey, Wakulla County, Fla. (marked by a concrete monument) for the point of beginning of tract described herein. From the point of beginning run S 72° 13' 57" W, along the South boundary of Lot No 69, 68.05 feet; thence run N 15° 22' 30" W, parallel to the East boundary of Lot No. 69, 2490.37 feet; N 71° 08' 40" E, 68.15 feet to a concrete monument; thence run South 15° 22' 30" East along the East boundary of Lot No. 69, 2491.66 feet to the point of beginning.

Situate, lying and being in LOT NO. 69. HARTSFIELD SURVEY, WAKULLA COUNTY, FLORIDA.

Also:

Commence at the Southwest corner of Lot 62 also being the Southeast corner of Lot Number 69, of the Hartsfield Survey of Lands in Wakulla County, Florida, thence run North 15 degrees 22 minutes 23 seconds West along the East boundary of said Lot 69, a distance of 1580.88 feet to the POINT of BEGINNING. From said Point of Beginning thence run North 15 degrees 22 minutes 23 seconds West along said East boundary of Lot 69, a distance of 100.00 feet, thence leaving said East boundary run North 74 degrees 37 minutes 37 seconds East a distance of 80.00 feet, thence run South 15 degrees 22 minutes 23 seconds East a distance of 100.00 feet; thence run South 74 degrees 37 minutes 37 seconds West a distance of 80.00 feet to the Point of Beginning.

Official Copy