

Record and Return to:

Wakulla County Public Works
3093 Crawfordville Highway
Crawfordville, FL 32327

This Document Prepared by:

Kirsten H. Mood, Esq.
1500 Mahan Drive, Suite 200
Tallahassee, FL 32308

Parcel ID No. 00-00-043-010-08822-000

GENERAL WARRANTY DEED

THIS WARRANTY DEED, made this 30 day of JANUARY 2024, 2024, between James W. Calhoun, an unmarried man, whose mailing address is P.O. Box 986 Cibolo, TX 78108-0986, hereinafter called Grantor, and Wakulla County, a political subdivision of the State of Florida, whose mailing address is 3093 Crawfordville Highway, Crawfordville, Florida 32327, its successors, and assigns, hereinafter called 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 organizations.

WITNESSETH:

The Grantor, for and in consideration of the sum of One dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, the following described land, situate, lying and being in the Wakulla County, Florida (the "Property"), more particularly described as:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that 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 warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; that said land is subject to all matters of record and taxes for the current year. Said Property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the households of Grantor reside thereon.

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

WITNESSES

JAMES W. CALHOUN

[Signature]
(Witness No. 1 - Signature)

Malanie A. Villa
(Witness No. 1 - Printed)

1 WASHINGTON CIRCLE STE 6
JB SA-RANDOLPH, TX 78150-4564

(Witness No. 1 - Address)

[Signature]
(Witness No. 2 - Signature)

Amber N. Green
(Witness No. 2 - Printed)

1 WASHINGTON CIRCLE STE 6
JB SA-RANDOLPH, TX 78150-4564

(Witness No. 2 - Address)

STATE OF TEXAS

COUNTY OF Bexar

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 30 day of Jan 2024, by James W. Calhoun, who is personally known to me or has produced Military ID as identification.

[Signature]
Signature of Notary REGINA B. STOWERS

Printed Name of Notary:

Commission Number: 12693463-8

Commission Expiration: 30 June 2025

(Notary Stamp)



