

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: 29-2S-01W-000-04096-000

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 26th day of February, 2024 by SUZAN MALAINA LARSON, A SINGLE WOMAN, herein called the grantor, to ROGER TOMLINSON and LESLIE TOMLINSON, HUSBAND AND WIFE, whose post office address is 48 DOLLY DRIVE, CRAWFORDVILLE, FL 32327, 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.:

See Exhibit "A" attached hereto and by reference made a part hereof

TOGETHER WITH A 1978 CRAM DOUBLE WIDE MOBILE HOME, VIN NO'S. 4833A AND 4833B, AND TITLE NO'S. 15401780 AND 15401781, titles are retired.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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, 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 the presence of:

Beth A. Armstrong

Witness #1 Signature

Beth A. Armstrong

Witness #1 Printed Name

Witness Address: 17137 Embury Ave,
Farmington, MN 55024

Witness #2 Signature

Elirey Carlson

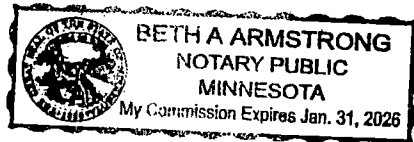
Witness #2 Printed Name

Witness Address: 13346 Court Rd
Burnsville, MN 55337

STATE OF MN
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 26th day of February, 2024 by SUZAN MALAINA LARSON who is personally known to me or has produced _____ as identification.

SEAL



Suzan Malaina Larson

SUZAN MALAINA LARSON

1060 DEVONSHIRE CURVE, BLOOMINGTON, MN 55431

Beth A. Armstrong

Notary Public

Beth A. Armstrong

Printed Notary Name

EXHIBIT "A"

Commence at the Southeast Corner of the North half of Section 29, Township 2 South, Range 1 West, and run thence South 89 degrees 32 minutes West 2822.25 feet, to a point on the Southeasterly right of way boundary of State Road No. 369, thence run North 14 degrees 13 minutes East along said Southeasterly right of way boundary 1438.62 feet, thence run North 89 degrees 32 minutes East along the Northerly right of way boundary of a proposed 50.0 foot roadway, 624.33 feet to the Point of Beginning. From said Point of Beginning, continue North 89 degrees 32 minutes East along said Northerly right of way boundary 200.0 feet, thence run North 00 degrees 21 minutes West 485.60 feet, thence South 89 degrees 37 minutes West 200.0 feet, thence South 00 degrees 21 minutes East 485.89 feet to the Point of Beginning, containing 2.23 acres, more or less.

Official Copy