

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**KATHRYN PLOUFFE**

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-077-014-10452-000**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA  
\_\_\_\_\_

**THIS WARRANTY DEED**, made the 12<sup>th</sup> day of **March, 2024** by **STEVE BYRD CONSTRUCTION, INC., A FLORIDA CORPORATION**, herein called the grantor, to **WAUNDA MARY ELIZABETH BRACCIO, A SINGLE WOMAN**, and **HEATHER ANN HOFMANN, A MARRIED WOMAN**, AS JOINT TENANTS WITH **FULL RIGHTS OF SURVIVORSHIP** whose post office address is **68 CONCORD ROAD, 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)*

**W I T N E S S E T H**: 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.:

**Lot 20, Block "5", of Greiners Addition to the Town of Crawfordville, a subdivision as per map or plat thereof, recorded in Plat Book 1, of the Public Records of Wakulla County, Florida.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2024 and thereafter.**

**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.

\*\*\*The rest of this page has been intentionally left blank\*\*\*

Signed, sealed and delivered in the presence of:

Jean H Colvin  
Witness #1 Signature

Jean H Colvin  
Witness #1 Printed Name

Witness Address: 3004 Crawfordville Highway  
Crawfordville, FL 32327

Kathryn Houck  
Witness #2 Signature

Kathryn Houck  
Witness #2 Printed Name

Witness Address: 3004 Crawfordville Hwy  
Crawfordville, FL 32327

STEVE BYRD CONSTRUCTION, INC., A FLORIDA CORPORATION

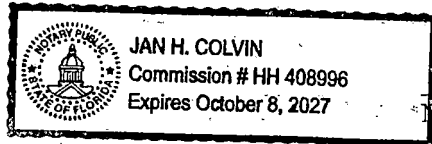
[Signature]

STEVEN C. BYRD, PRESIDENT  
190 BOSTIC PELT ROAD, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by ( X ) physical presence or ( ) online notarization this 12 day of March, 2024 by STEVEN C. BYRD, PRESIDENT of STEVE BYRD CONSTRUCTION, INC., A FLORIDA CORPORATION on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL



Jean H Colvin  
Notary Signature

My Commission Expires:

Printed Notary Signature