

Prepared By and Return To:

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

Order No.: 24C-0138

Property Appraiser's Parcel I.D. (folio) Number:
34-4S-03W-053-00513-000

WARRANTY DEED

THIS WARRANTY DEED dated March 20, 2024, by Robert N. Strickland, a single man and Shannon Paolucci, a single woman, whose post office address is 4034 SR 92N, Nicholson, Pennsylvania 18446 (the "Grantor"), to Vivek Sivakumar and Kamatchi Lakshminarayanan, a married couple, whose post office address is 15210 Carey Ranch Ln, Sylmar, California, 91342 (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 Thirty-Seven Thousand Five Hundred And No/100 Dollars (\$37,500.00) 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 property is not the homestead of the Grantor as defined by the laws of the State of Florida.

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:

• [Signature]
Witness Signature

• Stephen D Thomas
Printed Name of First Witness

• 159 W Tioga St Tunkhannock
Address of First Witness PA, 18657

• Rebecca Aten
Witness Signature

• Rebecca Aten
Printed Name of Second Witness

• 159 W. Tioga St Tunkhannock
Address of Second Witness PA 18657

• [Signature]
Robert N. Strickland

• [Signature]
Shannon Paolucci

Grantor Address:
4034 SR 92N
Nicholson, PA 18446

STATE OF • Pennsylvania
COUNTY OF • Wyoming

The foregoing instrument was acknowledged before me by means of physical presence this 15th of March, 2024 by Robert N. Strickland, a single man and Shannon Paolucci, a single woman, who is/are personally known to me or who produced • Drivers licenses as identification.

• Rebecca Aten
Notary Public
(SEAL)

Commonwealth of Pennsylvania - Notary Seal
Rebecca Aten, Notary Public
Wyoming County
My commission expires July 13, 2026
Commission number 1330986
Member, Pennsylvania Association of Notaries

Official Copy

EXHIBIT "A"
Legal Description

Lot 29, Block A, SOPCHOPPY RIVER ESTATES, according to the plat thereof, recorded in Plat Book 1, Page 62, of the Public Records of Wakulla County, Florida.

Unofficial Copy