

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: **00-00-077-017-10548-000**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **28th** day of **March, 2024** by **ESTES INVESTMENT PROPERTIES, LLC, A Florida Limited Liability Company**, herein called the grantor, to **JAMES L. ESTES and SHEALYN B. ESTES, HUSBAND AND WIFE** whose post office address is **316 TIGER HAMMOCK 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 3, Block "C", of Unit 1 of Hudson Heights Addition to Crawfordville, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 15, 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

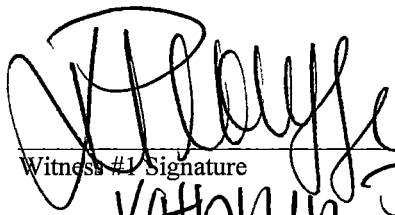
AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all 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

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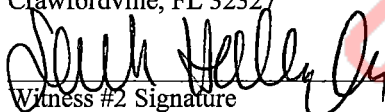
Signed, sealed and delivered in the presence of:

**ESTES INVESTMENT
PROPERTIES, LLC, A Florida
Limited Liability Company**



Witness #1 Signature

Witness #1 Printed Name
Witness Address: 3004 Crawfordville Highway
Crawfordville, FL 32327



Witness #2 Signature

Savanah Hollington

Witness #2 Printed Name
Witness Address: 3004 Crawfordville Highway
Crawfordville, FL 32327



BY: JAMES L. ESTES, Managing Member



BY: SHEALYN B. ESTES, Managing Member

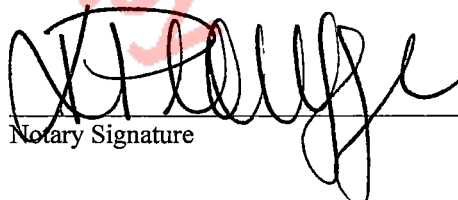
**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization this 28th day of March, 2024 by JAMES L. ESTES AND SHEALYN B. ESTES, Managing Members of ESTES INVESTMENT PROPERTIES, LLC, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

SEAL

My Commission Expires.





Notary Signature

Printed Notary Signature