

*This Instrument prepared by & return to*

*Name: Lowe Title Services*

*Address: 68-A Feli Way,  
Crawfordville, Florida 32327*

*File No: 24-1057*

*Parcel ID: 00-00-077-018-10583-000*

**THIS WARRANTY DEED** made the 20<sup>th</sup> day of May, A.D. 2024 by and between James S. Rehwinkel, Successor Trustee of the Mary H. Rehwinkel Revocable Trust, dated April 22, 2004, whose address is 6144 Jason Trail, Tallahassee, Florida 32317, hereinafter called the "Grantor", and Steve Byrd Construction, Inc., a Florida corporation, hereinafter called the "Grantee":

(Which terms "grantors" and "grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

Lots numbered One and Two (1&2), Block H, of Hudson Heights, Unit 2, Addition to Crawfordville, as shown on plat recorded in Plat Book 1, at Page 20, public records of Wakulla County, Florida.

**Being the same property** described in a Warranty Deed recorded in OR Book 535, Page 435 in the Public Records of Wakulla County, Florida.

**Subject** to taxes for the year 2024 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way 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 person whomsoever; and that said land is free of all encumbrances.

*In Witness Whereof*, the Grantor has hereunto set his hand(s) and seal(s) the day and year first above written.

*Signed and sealed in the presence of:*

[Signature]  
 Witness Signature  
Joshua E Brown  
 Printed Name  
 Address: 3004 Crawfordville Hwy  
Crawfordville, FL 32327

[Signature] L.S.  
 James S. Rehwinkel, Successor Trustee of the  
 Mary H. Rehwinkel Revocable Trust dated April 22, 2004

[Signature]  
 Witness Signature  
Lani E Musgrove  
 Printed Name  
 Address: 1081 Feli Way  
Crawfordville, FL 32327

STATE OF FLORIDA  
 COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20<sup>th</sup> day of May 2024, by James S. Rehwinkel, Successor Trustee of the Mary H. Rehwinkel Revocable Trust dated April 22, 2004, who is personally known to me or has produced FL DL (type of identification) as identification.

(Seal)

[Signature]  
 Print Name  
 Notary Public

