

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: **00-00-035-008-06878-000**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 3rd day of June, 2024 by **CASA BIANCA INVESTORS, LLC, A FLORIDA Limited Liability Company**, herein called the grantor, to **PAFFORD PROPERTIES & CONSTRUCTION, LLC, A FLORIDA Limited Liability Company** whose post office address is **285 TIGER HAMMOCK ROAD, CRAWFORDVILLE, FL 32327**, hereinafter called 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)

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 6, Block "7", Wakulla Gardens, as per map or plat thereof, recorded in Plat Book 1, Page 39, 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 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, 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:

WITNESS

Kelli Evans
Witness #1 Signature

Kelli Evans
Witness #1 Printed Name

Witness Address: 800 S Jefferson St.
Monticello FL 32344

WITNESS

Kevin J. Madden
Witness #2 Signature

Kevin J Madden
Witness #2 Printed Name

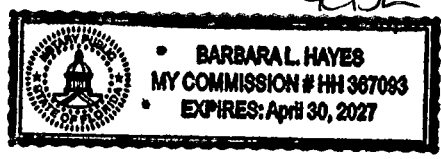
Witness Address: 800 S. Jefferson St
Monticello, FL 32344

NOTARIZE

STATE OF FLORIDA
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization this 3rd day of June, 2024 by ANTHONY LASSETER, MANAGER, and MELINDA LASSETER, MANAGER of CASA BIANCA INVESTORS, LLC, A FLORIDA Limited Liability Company on behalf of the corporation. They are personally known to me or has produced FDL as identification. # L236-015-71-267-0
FDL L236-541-77-509-0

SEAL



My Commission Expires:
4/30/2027

CASA BIANCA INVESTORS, LLC, A FLORIDA Limited Liability Company

ANTHONY LASSETER, MANAGER
181 CASA BIANCA ROAD, MONTICELLO, FL 32344

MELINDA LASSETER, MANAGER

Barbara L. Hayes
Notary Signature
Barbara L. Hayes
Printed Notary Signature