

This Instrument prepared by & return to

*Name: Lowe Title Services.
Address: 68-A Feli Way
Crawfordville, Florida 32327
File No: 24-5305
Parcel ID: 00-00-035-008-06696-000*

THIS WARRANTY DEED made the 11th day of October, A.D. 2023 by and between Pafford Properties & Construction, LLC, a Florida limited liability company, whose address is 258 Tiger Hammock Road, Crawfordville, FL 32327 hereinafter called the "Grantor", and Anthony Schiavo and Amy Schiavo, husband and wife, whose address is 117 Ted Lott Lane, Crawfordville, Florida 32327, hereinafter called the "Grantees":

(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 Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 12, Block "4", of WAKULLA GARDENS, as per Map or Plat thereof recorded in Plat Book 1, Page 39, Public Records of Wakulla County, Florida.

Being the same property conveyed to Grantor by Warranty Deed recorded in OR Book 1356, Page 212 of 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 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; 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 its hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Grantor: Pafford Properties & Construction, LLC

Lani E Musgrove
Witness Signature

[Signature] L.S.

Lani E Musgrove
Printed Name

By: Michael E. Pafford
Its: Authorized Member

Address: 68A Hill Way
Crawfordville, FL 32327

Chrissy Sumner
Witness Signature

Chrissy Sumner
Printed Name

Address: 68A Hill 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 11th day of October 2024, by Michael E. Pafford, Authorized Member of Pafford Properties & Construction, LLC, a Florida limited liability company, who is personally known to me or has produced VV (type of identification) as identification.

(Seal)

Lani E Musgrove

Print Name
Notary Public
My Commission Expires: _____

