

Prepared by and return to:

Jan Colvin
Wakulla Title Company, Inc.
3004 Crawfordville Highway
Crawfordville, FL 32327

File No 29675

Parcel Identification No 07-3S-01W-000-04317-007

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 26th day of November, 2024 between **Michael E. Allen, Jr., joined by his spouse Meghan Leahy Allen**, whose post office address is 17426 Northeast Basswood Road, Hosford, FL 32334, of the County of Liberty, Florida, Grantor, to **Kimberly M. Ly, and Shayla Dang**, whose post office address is 3278-B Crawfordville Highway, Crawfordville, FL 32327, of the County of Florida, Grantee: *AS JOINT TENANTS L.K*

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla, Florida, to-wit:

Lot 1, Jump Creek Meadows, a subdivision as per map or plat thereof, recorded in Plat Book 5, Page 50, Public Records of Wakulla County, Florida.

TOGETHER WITH mobile home VIN LOHGA12021378A, LOHGA12021378B AND LOHGA12021378C, Title Nos. 144438613, 144437865, AND144438722, retired.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Michael E. Allen, Jr.

[Signature]
Meghan Lehry Allen

[Signature]
WITNESS
PRINT NAME: Kayla Palmer

[Signature]
WITNESS
PRINT NAME: Jan H. Colvin

3004 Crawfordville Highway
Crawfordville, FL 32327
WITNESS 1 ADDRESS

3004 Crawfordville Highway
Crawfordville, FL 32327
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 25th day of November, 2024, by Michael E. Allen, Jr. and Meghan Lehry Allen.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification:
Type of Identification
Produced: _____



Rec. Fee _____
Doc Stamp _____
Int Tax _____
TOTAL _____

EXHIBIT "A"
Property Description

Closing Date: November 26, 2024

Buyer(s): Kimberly M. Ly and Shayla Dang

Property Address: 1714 Crawfordville Highway, Crawfordville, FL 32327

PROPERTY DESCRIPTION:

Lot 1, Jump Creek Meadows, a subdivision as per map or plat thereof, recorded in Plat Book 5, Page 50, Public Records of Wakulla County, Florida.

Unofficial Copy