

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
71A Songbird Avenue
Crawfordville, FL 32327

Order No.: 25C-0050

Property Appraiser's Parcel I.D. (folio) Number:
00-00-035-008-07842-000

WARRANTY DEED

THIS WARRANTY DEED dated February 27, 2025, by Phoebe A. Pompey, whose post office address is 2380 Capital Circle SE, Tallahassee, Florida 32301 (the "Grantor"), to Paramount Development Associates, LLC, a Florida Limited Liability Company, whose post office address is 2324 Cumberland Court, Tallahassee, Florida, 32303 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Eleven Thousand And No/100 Dollars (\$11,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Subject property is not the homestead of the Grantor as defined by the laws of the State of Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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; that the Grantor hereby fully 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: 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Denise Head
Witness Signature

Denise Head
Printed Name of First Witness

2121-G Killarney Way
Address of First Witness
Tallahassee, FL 32309

Witness Signature

David Zein-Eldin
Printed Name of Second Witness

2121 Killarney Way, Tallahassee, FL 32309
Address of Second Witness

Phoebe A. Pompey
Phoebe A. Pompey

Grantor Address:
2380 Capital Circle SE
Tallahassee, FL 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 27th of February, 2025 by Phoebe A. Pompey, who is/are personally known to me or who produced _____ as identification.

[Signature]
Notary Public
(SEAL)

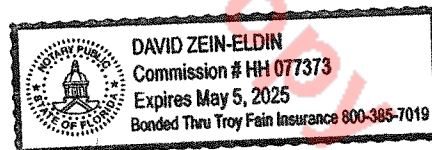


EXHIBIT "A"

Legal Description

Lot 4, Block 23, of WAKULLA GARDENS, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 39, of the Public Records of Wakulla County, Florida.

Unofficial Copy