

This Instrument prepared by & return to

Name: Lowe Title Services

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

File No: 25-5035

Parcel ID: 00-00-074-338-10202-A16

THIS WARRANTY DEED made the 21st day of May, A.D. 2025 by and between Cheryl Ann Butler, f/k/a Cheryl A. Blose, individually and as Trustee of the Cheryl A. Blose Family Trust dated February 7, 2014, whose address is Tallahassee, Florida, hereinafter called the "Grantor", and the Bruce and Cheryl Butler Family Trust, whose address Tallahassee, Florida, 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:

Lot 16, of TUSCANY TRACE, according to the Plat thereof as recorded in Plat Book 4, Page 76, of the Public Records of Wakulla County, Florida.

Being the same property conveyed to Grantor via Warranty Deed recorded in OR Book 943, Page 676 of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2025 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 her hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Lani E Musgrove
 Witness Signature
Lani E Musgrove
 Printed Name
 Address: 68A Felt Way
Crawfordville, FL 32327

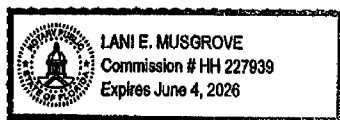
Cheryl Ann Butler L.S.
 Cheryl Ann Butler, individually and as Trustee
 of the Cheryl A. Blose Family Trust dated
 February 7, 2014

Kevin G Smith
 Witness Signature
KEVIN G SMITH
 Printed Name
 Address: 68A Felt 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 21st day of May 2025, by Cheryl Ann Butler, individually and as Trustee of the Cheryl A. Blose Family Trust dated February 7, 2014, who is personally known to me or has produced FLDL (type of identification) as identification.

(Seal)



Lani E Musgrove

Print Name
 Notary Public