

This instrument Prepared by and return to:

Name: *W. Crit Smith, Esq.*
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2025-2803LAW

Parcel I.D. No.: 00-00-076-181-10250-B11

_____ SPACE ABOVE THIS LINE FOR PROCESSING DATA _____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

THIS WARRANTY DEED Made the 15th day of October, 2025, by **MARK PFLANZ**, a single man, hereinafter called the grantor(s), to **AUSTIN D IGOU and DAISY JANE JARRELL**, husband and wife, whose post office address is 60 Hummingbird Lane, Crawfordville, FL 32327 hereinafter called the grantee(s):

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Wakulla County, State of Florida, viz:

Lot 11, Ridgeland Place, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 46, of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2025 and subsequent years, restrictions, reservations, covenants and easements 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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2024.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in presence of:


Lisa Warmack 

First Witness Signature
Lisa Warmack

Printed Name of First Witness

3520 Thomasville Road 4th Floor
Address of First Witness

Tallahassee, FL 32309
Address of First Witness


Robert Tanner Padgett 

Second Witness Signature
Robert Tanner Padgett

Printed Name of Second Witness
3520 Thomasville Rd 4th Floor

Address of Second Witness
Tallahassee FL 32309

Address of Second Witness

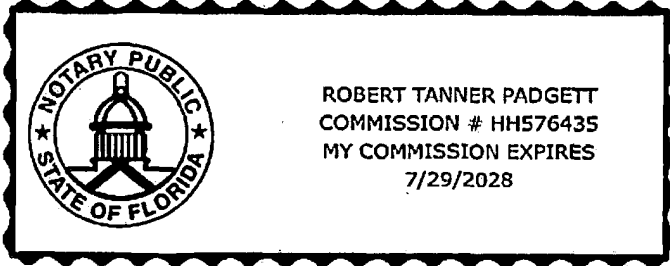
Mark Pflanz 

MARK PFLANZ
Address: 4509 Eastgate Oaks Drive
Batavia, OH 45103

STATE OF FLORIDA
COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared MARK PFLANZ known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. The Grantor(s) () is personally known to me; or (X) produced Driver's License as identification: The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization.

Witness my hand and official seal in the County and State last aforesaid this 14th day of October, A.D. 2025



Robert Tanner Padgett



Notary Signature:

Printed Notary Signature

EXPIRES: _____

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

Unofficial Copy