

Prepared by:
Justin Givens
Anderson, Givens & Fredericks P.A.
1689 Mahan Center Boulevard, Suite B
Tallahassee, Florida 32308

File Number: 25-295

General Warranty Deed

Made this October 17, 2025 A.D. By **Pafford Properties & Construction LLC**, a Florida Limited Liability Company, whose post office address is: 285 Tiger Hammock Road, Crawfordville, Florida 32327, hereinafter called the grantor, to **Zachary D. Manfre, an unmarried man**, whose post office address is: 48 Dustin lane, Crawfordville, Florida 32327, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, viz:

Lot 15, Block F, Magnolia Gardens, according to the plat thereof as recorded in Plat Book 1, Page 37, Public Records of Wakulla County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-00-078-013-10999-000

Subject To covenants, restrictions, & easements of record, if any which are not by reference herein re-imposed.

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 December 31, 2024.

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

Prepared by:
Justin Givens
Anderson, Givens & Fredericks P.A.
1689 Mahan Center Boulevard, Suite B
Tallahassee, Florida 32308

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Signed, sealed and delivered in our presence:

Adhonne Brown

Witness Printed Name Adhonne Brown

Witness Mailing Address 1689 Mahan Center Blvd B, Tallahassee FL 32308

Pafford Properties & Construction LLC, a Florida Limited Liability Company

[Signature] (Seal)

Michael E. Pafford, Sole Member
Address: 285 Tiger Hammock Road, Crawfordville, Florida 32327

Michelle Aya'a

Witness Printed Name Michelle Aya'a

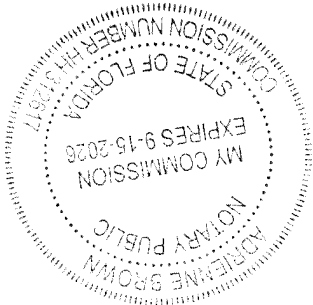
Witness Mailing Address 1689 Mahan Center Blvd. B, Tallahassee, FL 32308

State of Florida
County of Leon

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of October, 2025, by Michael E. Pafford, Sole Member of Pafford Properties & Construction LLC, a Florida Limited Liability Company, who is/are personally known to me or who has produced driver license as identification.

Adhonne Brown

Notary Public
Print Name: _____
My Commission Expires: _____



Official Copy