

This Instrument prepared by & return to

Name: Lowe Title Services
Address: 68-A Feli Way,
Crawfordville, Florida 32327
File No: 25-5147
Parcel ID: 00-00-059-273-10047-A01

THIS WARRANTY DEED made the 17th day of October, A.D. 2025 by and between Richard Abrams, an unmarried man, whose address is Crawfordville, Florida 32327, hereinafter called the "Grantor", and Harold B. Fox and Mary C. Fox, husband and wife, whose address is 311 Revell Road, Crawfordville, Florida 32327, hereinafter called the "Grantees":

(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 Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 1, Block "A", the FARM SUBDIVISION PHASE I, a subdivision as per map or plat thereof as recorded in Plat Book 3, Page 93, of the Public Records of Wakulla County, Florida.

The property described herein is the same property that became vested in Grantor by Warranty Deed recorded in OR Book 1037, Page 368 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 Grantees 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 his hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Susan M. Jones
Witness Signature

Susan M. Jones
Printed Name 2543 Crawfordville Hwy
Address: Crawfordville, FL 32327

Richard Abrams L.S.
Richard Abrams

Lani E Musgrove
Witness Signature

Lani E Musgrove
Printed Name 68A Fall Way
Address: 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 17th day of October 2025, by Richard Abrams, an unmarried man, who is personally known to me or has produced XX (type of identification) as identification.

(Seal)



Lani E Musgrove

Print Name
Notary Public