

This Instrument prepared by & return to

Name: Frances Casey Lowe, P.A.  
Address: 3042 Crawfordville Hwy.  
Crawfordville, Florida 32327  
File No: 13-1215  
Parcel ID: 00-00-074-338-10202-A17

**THIS WARRANTY DEED** made the 22<sup>nd</sup> day of November, A.D. 2013 by and between Pafford Properties & Construction, LLC, a Florida limited liability company, whose address is 507 East Ivan Road, Crawfordville, Florida 32327 hereinafter called the "Grantor", and Elnita W. Burke, an un-remarried widow, whose address is 31 Tuscany Trace, Crawfordville, Florida 32327, 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, hereby grants, bargains, sells aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

Lot 17 of TUSCANY TRACE, according to the Plat thereof as recorded in Plat Book 4, Page 76, of the Public Records of Wakulla County, Florida.

The land described herein is not the homestead of the Grantor(s), and neither the Grantor(s) nor the Grantor(s) spouse, nor anyone for whose support the Grantor(s) is responsible, resides on or adjacent to said land.

**Subject** to taxes for the year 2014 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 its hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

**Grantor: Pafford Properties & Construction LLC**

Lani E Musgrove  
Witness Signature  
Lani E Musgrove  
Printed Name

[Signature] L.S.  
By: Michael E. Pafford  
Its: Managing Member

David Hoover  
Witness Signature  
DAVID A. HOOVER  
Printed Name

**STATE OF FLORIDA  
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November 2013 by Michael E. Pafford, Managing Member of Pafford Properties & Construction, LLC, a Florida limited liability company. He:

- is personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

(Seal)



Lani E Musgrove  
Lani E Musgrove

Print Name  
Notary Public  
My Commission Expires: \_\_\_\_\_