

This Instrument prepared by & return to

Name: Frances Casey Lowe, P.A.
Address: 68-A Feli Way
Crawfordville, Florida 32327
File No: 15-1287
Parcel ID: 06-3S-01W-383-14299-A04

THIS WARRANTY DEED made the 9th day of May, A.D. 2016 by and between BCB FLP 1, LLC, a Florida limited liability company, whose mailing address is 2735 Miller Landing Road, Tallahassee, Florida 32312 hereinafter called the "Grantor", and Benjamin James Kornbroke and Brigitte Eileen Kornbroke, husband and wife, whose address 43 Veranda Drive, 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantees, all that certain land situate in Wakulla County, Florida to-wit:

Lot 4, Block A of SCENIC STREAM PHASE I, according to the Plat thereof as recorded in Plat Book 5, Page(s) 53 and 54, 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 2016 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 its hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

BCB FLP 1, LLC

Witness Signature

Ben C. Boynton, Authorized Agent

L.S.

Printed Name

Witness Signature

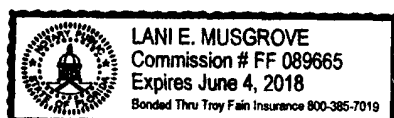
Printed Name

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 9th day of May 2016 by Ben C. Boynton, as Authorized Agent for Anne R. Boynton as Managing Member of The 1998 Ben C. Boynton Family FLP, Ltd. and Anne Boynton General Partner, 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

Print Name
Notary Public
My Commission Expires: _____