

This Instrument Prepared by & return to:

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

Smith, Thompson & Shaw
Address: Fourth Floor, 3520 Thomasville Rd.

20163824ANH
Parcel I.D. #: 00-00-086-000-11586-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 15 day of **December**, A.D. 2016, by **VALLEY PINES GOLF CLUB, INC., A FLORIDA CORPORATION**, having its principal place of business at **1831 N. BELCHER RD, SUITE G-3, CLEARWATER, FL 33765**, hereinafter called the grantor, to **WILDWOOD COUNTRY CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at **3870 COASTAL HWY, CRAWFORDVILLE, FL 32327**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" 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 grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Wakulla County, State of Florida**, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Subject to taxes for the year 2017 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 grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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, 2016.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

W. Crit Smith

Witness Signature

W. Crit Smith

Printed Name

Amy Norman Horne

Witness Signature

Amy Norman Horne

Printed Name

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 **JAMES K. KRIVACS** known to me to be the **PRESIDENT** of **VALLEY PINES GOLF CLUB, INC., A FLORIDA CORPORATION**, the corporation in whose name the foregoing instrument was executed and that he/she acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: personally known to me as identification and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 15th day of December, A.D. 2016.

Notary Public Rubber Stamp Seal

Notary Signature

Printed Notary Signature



VALLEY PINES GOLF CLUB, INC., A FLORIDA CORPORATION
By: James K. Krivacs L.S.
Name: **JAMES K. KRIVACS**
Title: **PRESIDENT**
Address:
1831 N. BELCHER RD, SUITE G-3, CLEARWATER, FL 33765

EXHIBIT "A"

The land referred to herein below is situated in the County of Wakulla, State of Florida, and is described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 86 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY FLORIDA; THENCE RUN NORTH 17 DEGREES 30 MINUTES 00 SECONDS WEST 132.00 FEET TO A POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF COASTAL HIGHWAY, ALSO BEING KNOWN AS STATE ROAD #30 AND U.S. HIGHWAY #98; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 72 DEGREES 37 MINUTES 56 SECONDS WEST 76.58 FEET TO A CONCRETE MONUMENT, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID POINT OF BEGINNING CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 72 DEGREES 37 MINUTES 56 SECONDS WEST 905.94 FEET TO A CONCRETE MONUMENT, SAID POINT MARKING THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE EASTERLY BOUNDARY LINE OF THE FAIRWAYS AT WILDWOOD A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 51, IN THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE RUN ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINE OF THE FAIRWAYS AT WILDWOOD AS RECORDED IN PLAT BOOK 3, PAGE 51, AS FOLLOWS: NORTH 29 DEGREES 35 MINUTES 57 SECONDS WEST 356.73 TO A ROD AND CAP; THENCE RUN NORTH 17 DEGREES 24 MINUTES 55 SECONDS WEST 89.34 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 62 DEGREES 12 MINUTES 56 SECONDS WEST 18.90 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 29 DEGREES 33 MINUTES 42 SECONDS WEST 269.77 FEET TO A ROD AND CAP; THENCE RUN SOUTH 73 DEGREES 00 MINUTES 28 SECONDS WEST 590.43 FEET TO A ROD AND CAP, SAID POINT MARKING THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF THE FAIRWAYS AT WILDWOOD AS RECORDED IN PLAT BOOK 3, PAGE 51, WITH THE EASTERLY BOUNDARY LINE OF WILDWOOD COUNTRY CLUB A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 35 IN THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE RUN ALONG THE EASTERLY, NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY LINES OF SAID WILDWOOD COUNTRY CLUB SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 35, AS FOLLOWS: NORTH 17 DEGREES 03 MINUTES 06 SECONDS WEST 1074.21 FEET TO A ROD AND CAP; THENCE RUN NORTH 02 DEGREES 39 MINUTES 27 SECONDS EAST 509.97 FEET TO A RE-BAR; THENCE RUN NORTH 87 DEGREES 21 MINUTES 10 SECONDS WEST 205.06 FEET TO A RE-BAR SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY LINE AS FOLLOWS: NORTH 02 DEGREES 38 MINUTES 17 SECONDS EAST 19.25 FEET TO A RE-BAR SAID POINT LYING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 264.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC THRU A CENTRAL ANGLE OF 53 DEGREES 59 MINUTES 53 SECONDS FOR A DISTANCE OF 249.17 FEET, CHORD OF SAID ARC BEING NORTH 29 DEGREES 38 MINUTES 46 SECONDS EAST 240.05 FEET; THENCE RUN NORTH 56 DEGREES 39 MINUTES 18

SECONDS EAST 141.22 FEET TO A POINT OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET. (SAID RADIUS POINT BEING LOCATED NORTH 52 DEGREES 01 MINUTES 59 SECONDS EAST 375.00 FEET); THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE RUN ALONG SAID CURVE WITH A RADIUS OF 375.00 FEET, THRU A CENTRAL ANGLE OF 350 DEGREES 49 MINUTES 22 SECONDS FOR A DISTANCE OF 2296.13 FEET TO A RE-BAR SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTRY CLUB DRIVE; THENCE LEAVING SAID CURVE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 56 DEGREES 39 MINUTES 18 SECONDS WEST 141.18 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 324.39 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC THRU A CENTRAL ANGLE OF 20 DEGREES 31 MINUTES 26 SECONDS FOR A DISTANCE OF 116.20 FEET, CHORD OF SAID ARC BEING SOUTH 46 DEGREES 23 MINUTES 49 SECONDS WEST 115.58 FEET TO A ROD AND CAP; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE CONTINUE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID WILDWOOD COUNTRY CLUB SUBDIVISION AS FOLLOWS: NORTH 87 DEGREES 29 MINUTES 46 SECONDS WEST 258.92 FEET TO A ROD AND CAP; THENCE RUN SOUTH 02 DEGREES 38 MINUTES 30 SECONDS WEST 789.21 FEET TO A NAIL IN A TREE STUMP; THENCE RUN SOUTH 17 DEGREES 03 MINUTES 04 SECONDS EAST 1088.51 FEET TO A RE-BAR; THENCE RUN SOUTH 72 DEGREES 31 MINUTES 01 SECONDS WEST 300.13 FEET TO A RE-BAR; THENCE RUN NORTH 49 DEGREES 02 MINUTES 27 SECONDS WEST 258.00 FEET TO A RE-BAR; THENCE RUN NORTH 87 DEGREES 13 MINUTES 58 SECONDS WEST 109.71 FEET TO A CONCRETE MONUMENT, SAID POINT LYING ON THE EASTERLY BOUNDARY LINE OF WILDWOOD ACRES UNIT #2, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 78 IN THE PUBLIC RECORDS OF WAKULLA COUNTY FLORIDA; THENCE LEAVING SAID BOUNDARY LINE OF WILDWOOD SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 35, RUN ALONG SAID EASTERLY BOUNDARY LINE OF SAID WILDWOOD ACRES AS RECORDED IN PLAT BOOK 2, PAGE 78, AS FOLLOWS; NORTH 02 DEGREES 37 MINUTES 29 SECONDS EAST 1248.54 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 02 DEGREES 38 MINUTES 23 SECONDS EAST 151.31 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 02 DEGREES 38 MINUTES 23 SECONDS EAST 89.46 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 23 DEGREES 42 MINUTES 52 SECONDS WEST 338.14 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID WILDWOOD ACRES SUBDIVISION UNIT #2, RUN NORTH 66 DEGREES 22 MINUTES 06 SECONDS EAST 59.88 FEET TO A RE-BAR; THENCE RUN NORTH 23 DEGREES 42 MINUTES 59 SECONDS WEST 1033.03 FEET; THENCE RUN NORTH 72 DEGREES 22 MINUTES 54 SECONDS EAST 2181.96 FEET; THENCE RUN SOUTH 17 DEGREES 11 MINUTES 40 SECONDS EAST 472.42 FEET; THENCE RUN SOUTH 47 DEGREES 24 MINUTES 51 SECONDS EAST 807.94 FEET TO A ROD AND CAP; THENCE RUN SOUTH 42 DEGREES 32 MINUTES 17 SECONDS WEST 246.22 FEET TO A RE-BAR; THENCE RUN NORTH 68 DEGREES 18 MINUTES 58 SECONDS WEST 322.21 FEET TO A CONCRETE MONUMENT SAID POINT MARKING A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC THRU A CENTRAL ANGLE OF 94 DEGREES 13 MINUTES 15 SECONDS FOR A DISTANCE OF 49.33 FEET, CHORD OF SAID ARC BEING SOUTH 64 DEGREES 39 MINUTES 52 SECONDS WEST 43.96 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 17 DEGREES 34 MINUTES 41 SECONDS WEST 334.99 FEET TO A CONCRETE MONUMENT SAID POINT MARKING A CURVE TO THE LEFT HAVING A RADIUS OF 287.16 FEET;

THENCE RUN SOUTHWESTERLY ALONG THE ARC THRU A CENTRAL ANGLE OF 20 DEGREES 05 MINUTES 05 SECONDS FOR A DISTANCE OF 110.66 FEET, CHORD OF SAID ARC BEING SOUTH 07 DEGREES 34 MINUTES 31 SECONDS WEST 100.15 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 87 DEGREES 28 MINUTES 58 SECONDS EAST 287.13 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 64 DEGREES 25 MINUTES 34 SECONDS EAST 244.94 FEET TO AN IRON PIPE; THENCE RUN SOUTH 17 DEGREES 1 MINUTES 39 SECONDS EAST 590.90 FEET TO AN IRON PIPE; THENCE RUN NORTH 62 DEGREES 22 MINUTES 48 SECONDS EAST 324.10 FEET TO AN IRON PIPE; THENCE RUN SOUTH 17 DEGREES 27 MINUTES 36 SECONDS EAST 1025.82 FEET TO A RE-BAR; THENCE RUN SOUTH 69 DEGREES 24 MINUTES 53 SECONDS WEST 164.96 FEET TO A RE-BAR; THENCE RUN SOUTH 23 DEGREES 27 MINUTES 07 SECONDS EAST 78.76 FEET TO A RE-BAR; THENCE RUN SOUTH 72 DEGREES 46 MINUTES 10 SECONDS WEST 52.99 FEET TO A RE-BAR; THENCE RUN SOUTH 17 DEGREES 14 MINUTES 19 SECONDS EAST 191.48 FEET TO A RE-BAR; THENCE RUN SOUTH 72 DEGREES 32 MINUTES 02 SECONDS WEST 202.05 FEET TO A RE-BAR; THENCE RUN SOUTH 17 DEGREES 27 MINUTES 42 SECONDS EAST 233.18 FEET TO A RE-BAR MARKING A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC THRU A CENTRAL ANGLE OF 93 DEGREES 21 MINUTES 55 SECONDS FOR A DISTANCE OF 48.89 FEET, CHORD OF SAID ARC BEING SOUTH 61 DEGREES 28 MINUTES 14 SECONDS EAST 43.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT RECORDED IN BOOK 226, PAGE 422 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 86 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA AND THENCE RUN NORTH 17 DEGREES 30 MINUTES WEST ALONG THE EAST BOUNDARY OF SAID LOT 86 A DISTANCE OF 132.00 FEET TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 98, THENCE RUN SOUTH 72 DEGREES 30 MINUTES WEST ALONG SAID RIGHT-OF-WAY BOUNDARY 76.58 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE RUN NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 30.00 FEET THRU A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES FOR AN ARC DISTANCE OF 47.12 FEET, THENCE RUN NORTH 17 DEGREES 30 MINUTES WEST 358.58 FEET, THENCE RUN NORTH 72 DEGREES 30 MINUTES EAST 411.91 FEET, THENCE RUN NORTH 17 DEGREES 30 MINUTES 11 SECONDS WEST 1179.36 FEET, THENCE RUN SOUTH 62 DEGREES 20 MINUTES 06 SECONDS WEST 324.12 FEET, THENCE RUN NORTH 17 DEGREES 11 MINUTES 12 SECONDS WEST 590.05 FEET, THENCE RUN NORTH 42 DEGREES 47 MINUTES 51 SECONDS EAST 285.34 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 42 DEGREES 47 MINUTES 51 SECONDS EAST 60.04 FEET, THENCE RUN NORTH 49 DEGREES 16 MINUTES 06 SECONDS WEST 306.13 FEET, THENCE RUN NORTH 68 DEGREES 25 MINUTES 06 SECONDS WEST 15.10 FEET, THENCE RUN SOUTH 42 DEGREES 35 MINUTES 30 SECONDS WEST 64.27 FEET, THENCE RUN SOUTH 68 DEGREES 25 MINUTES 06 SECONDS EAST 28.00 FEET, THENCE RUN SOUTH 49 DEGREES 16 MINUTES 06 SECONDS EAST 293.86 FEET TO THE POINT OF BEGINNING.

AND:

BEGIN AT THE NORTHEAST CORNER OF LOT 19, BLOCK "C" OF WILDWOOD ACRES UNIT 2, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 78 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 23 DEGREES 45 MINUTES 00 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION 60.00 FEET, THENCE RUN NORTH 66 DEGREES 15 MINUTES EAST 60.00 FEET, THENCE RUN SOUTH 23 DEGREES 45 MINUTES 00 SECONDS EAST 60.00 FEET, THENCE RUN SOUTH 66 DEGREES 15 MINUTES WEST 60.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN AND GOLF CART INGRESS AND EGRESS RECORDED IN BOOK 311, PAGE 728 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EASEMENT OVER LOT 7:

BEGIN AT THE NORTHWEST CORNER OF LOT 7 OF WILDWOOD COUNTRY CLUB, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 35 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AND THENCE RUN NORTH 72 DEGREES 56 MINUTES 09 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID LOT 7, A DISTANCE OF 10.00 FEET THENCE RUN SOUTH 17 DEGREES 03 MINUTES 04 SECONDS EAST 160.00 FEET, THENCE RUN SOUTH 72 DEGREES 56 MINUTES 09 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 7, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE RUN NORTH 17 DEGREES 03 MINUTES 04 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 7, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

AND:

EASEMENT OVER LOT 8:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8 OF WILDWOOD COUNTRY CLUB, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3 PAGE 35 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AND THENCE RUN NORTH 17 DEGREES 03 MINUTES 04 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID LOT 8, A DISTANCE OF 160.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, THENCE RUN NORTH 72 DEGREES 56 MINUTES 09 SECONDS EAST ALONG THE NORTH BOUNDARY OF SAID LOT 8, A DISTANCE OF 10.00 FEET, THENCE RUN SOUTH 17 DEGREES 03 MINUTES 04 SECONDS EAST 160.00 FEET, THENCE RUN SOUTH 72 DEGREES 56 MINUTES 09 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SAID LOT 8, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

SEINEYARD RESTAURANT

COMMENCE AT THE SOUTHEAST CORNER OF LOT 86 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA; THENCE RUN NORTH 17 DEGREES 30 MINUTES 00 SECONDS WEST 132.00 FEET TO A POINT LYING ON

THE NORTHERLY RIGHT OF WAY LINE OF U.S HIGHWAY #98; THENCE RUN
ALONG SAID NORTHERLY RIGHT OF WAY LINE SOUTH 72 DEGREES 37
MINUTES 56 SECONDS WEST 248.08 FEET TO THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING CONTINUE SOUTH 72 DEGREES 37 MINUTES
56 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF LINE 103.16 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 24
DEGREES 42 MINUTES 59 SECONDS WEST 277.21 FEET; THENCE RUN NORTH
19 DEGREES 52 MINUTES 49 SECONDS EAST 83.70 FEET; THENCE RUN NORTH
65 DEGREES 01 MINUTES 32 SECONDS EAST 120.52 FEET; THENCE RUN
SOUTH 24 DEGREES 55 MINUTES 33 SECONDS EAST 102.22 FEET; THENCE
RUN SOUTH 65 DEGREES 01 MINUTES 32 SECONDS WEST 51.13 FEET; THENCE
RUN SOUTH 19 DEGREES 52 MINUTES 49 SECONDS WEST 39.26 FEET; THENCE
RUN SOUTH 25 DEGREES 03 MINUTES 53 SECONDS EAST 220.15 FEET TO THE
POINT OF BEGINNING.

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