

Prepared by and return to:

George H. Gwynn, Esq.

Williams, Gautier, Gwynn, DeLoach & Kiker, P.A.

2010 Delta Blvd.

Tallahassee, FL 32303

850-386-3300

Parcel Identification No. 02-6S-03W-000-01323-002

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## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **5th** day of **February, 2019** between **DAVID C. STRONG**, a married man, whose address is **P O Box 276, Winter Park, FL 32790**, Grantor, and **WINKY, LLC**, a Florida limited liability company, whose address is **997 Ilex Way, Tallahassee, FL 32312**, Grantee,

**Witnesseth**, that said Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Wakulla County, Florida**, to-wit:

THAT TRACT OR PARCEL OF LAND SITUATED, LYING, AND BEING IN THE COUNTY OF WAKULLA AND THE STATE OF FLORIDA, TO WIT: COMMENCE AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 3 WEST, THENCE RUN SOUTH 01 DEGREES 15 MINUTES 12 SECONDS EAST ALONG THE WEST BOUNDARY OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 2 A DISTANCE OF 2332.51 FEET, THENCE RUN NORTH 88 DEGREES 25 MINUTES 33 SECONDS EAST 112.07 FEET TO A CONCRETE MONUMENT (RLS #4261) ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF A 200.00 FOOT ROADWAY KNOWN AS U.S. HIGHWAY 319 AND MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE CONTINUE NORTH 88 DEGREES 25 MINUTES 33 SECONDS EAST 75.43 FEET TO A CONCRETE MONUMENT (RLS #4261), THENCE RUN SOUTH 01 DEGREES 34 MINUTES 27 SECONDS EAST 232.70 FEET, MORE OR LESS, TO THE RIVERS EDGE OF THE OCHLOCKONEE RIVER, THENCE RUN SOUTH 89 DEGREES 35 MINUTE 05 SECONDS WEST ALONG SAID RIVER'S EDGE 33.82 FEET TO SAID EASTERLY RIGHT-OF-WAY BOUNDARY, THENCE RUN NORTH 11 DEGREES 46 MINUTES 13 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY 89.88 FEET TO RE-ROD (RLS #4261), THENCE RUN NORTH 11 DEGREES 43 MINUTES 43 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY 145.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 192, PAGE 73 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

**The above-described property is not the homestead of the Grantor within the meaning of Florida law.**

SUBJECT to taxes for the year 2019 and subsequent years and covenants, conditions, restrictions, easements, reservations and limitations of record, if any, which specifically are not reimposed or extended hereby;

and the Grantor covenants that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

[Signature]  
DAVID C. STRONG

Zander Strong  
Printed name of witness

Pamela M. Allen

Pamela M. Allen  
Printed name of witness

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me on February 11, 2019, by **DAVID C. STRONG**, who () is personally known to me, or (  ) has presented \_\_\_\_\_ as identification.

[Signature]  
Notary Public--State of Florida

