

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**JAN H. COLVIN**

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32326

Property Appraisers Parcel Identification (Folio) Numbers: **00-00-077-000-10314-004**

\_\_\_\_\_ Space Above This Line For Recording Data \_\_\_\_\_

THIS WARRANTY DEED, made the 19<sup>th</sup> day of October, 2020 by ANTON N. HURST, as Trustee, Under Agreement dated July 22, 2019, herein called the grantor, to DORADO DESIGN & CONSTRUCTION, INC., a Florida Corporation, whose post office address is 7949 MALLARD HILL DRIVE, TALLAHASSEE, FL 32309, hereinafter called the Grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument 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 TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, 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, State of Florida, viz.:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

**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 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, and hereby 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, 2019.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

Jan H Colvin  
Witness #1 Printed Name

[Signature]  
Witness #2 Signature

Trease Wright  
Witness #2 Printed Name

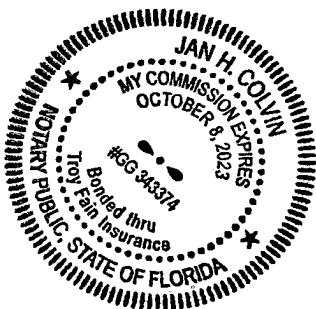
[Signature]  
ANTON N. HURST, as Trustee

5953 OX BOTTOM MANOR DRIVE, TALLAHASSEE, FL 32312

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization, this 19<sup>th</sup> day of October, 2020 by ANTON N. HURST, Trustee under agreement dated July 22, 2019 who is personally known to me or has produced FLDL as identification.

SEAL



[Signature]  
Notary Public

\_\_\_\_\_  
Printed Notary Name

## EXHIBIT "A"

Commence at the Northwest Corner of Lot 1 of Petrik Park, a subdivision as recorded in Plat Book 4 Page 1 of the Public Records of Wakulla County, Florida, said point being marked by a iron rod (#5631) and run North 17 degrees 00 minutes 19 seconds West along the extension of the Westerly boundary of said Petrik Park (also being the Westerly boundary of lands described in Official Records Book 430 Page 71) 208.78 feet to an iron rod (#5631) for the point of beginning. From said point of beginning continue North 17 degrees 00 minutes 19 seconds West 40.71 feet to a concrete monument #2919, thence run North 17 degrees 28 minutes 04 seconds West 168.90 feet to concrete monument (#2919) on the Southerly right of way boundary of State Road No. 61 (100 foot right of way) (also on the Northerly boundary of lands described in Official Records Book 430 Page 71, thence run North 71 degrees 17 minutes 15 seconds East along said Southerly right of way boundary of State Road No. 61 with the Westerly right of way boundary of Feli Road (60 foot right of way), thence run South 17 degrees 26 minutes 20 seconds East along said Westerly right of way boundary 208.68 feet to an iron rod (#6475) marking the Northeast corner of lands described in Official Records Book 462 Page 91, thence leaving said Westerly right of way boundary run South 71 degrees 15 minutes 30 seconds West along the Northerly boundary of said lands 208.91 feet to the point of beginning, and lying in Lot 77, of the Hartsfield Survey of lands in Wakulla County, Florida.