

This instrument prepared by
Marion D. Lamb, III
Lamb & Lamb
217 Pinewood Drive
Tallahassee, Florida 32303

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 9 day of June, 2021, between EVAN TRAVIS PEREZ a/k/a TRAVIS PEREZ, a married man, whose address is 191 Kinsey Road, Crawfordville, Florida 32327 (hereinafter referred to as "Grantor"), and JGS INVESTMENT PROPERTIES, LLC, a Florida limited liability company, whose address is 191 Kinsey Road, Crawfordville, Florida 32327 (hereinafter referred to as "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 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all of the Grantor's interest in that certain property situate in WAKULLA County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

The above described property is not the homestead property of the above-named Grantor.

Subject to Covenants, Restrictions and Easements of record, if any, which are not by reference reimposed, and Ad Valorem taxes accruing subsequent to December 31, 2020.

TOGETHER with all 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 except as noted above, the Grantor has good right and lawful authority to sell and convey the Grantor's interest in the property described herein; and the Grantor hereby warrants the title to said Property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

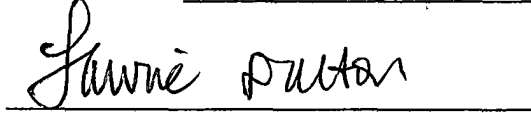
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence

SELLER:



Print Name: Martin D. Lambert



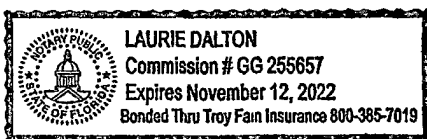
Print Name: LAURIE DALTON

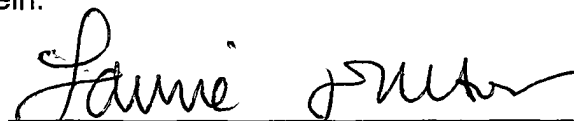

EVAN TRAVIS PEREZ

STATE OF FLORIDA

COUNTY OF LEON

I HEREBY CERTIFY that the foregoing Special Warranty Deed was acknowledged before me the undersigned authority, by means of ☒ physical presence or ☐ online notarization on this 9th day of June, 2021, by EVAN TRAVIS PEREZ, who personally appeared and who is ☒ personally known to me or ☐ who produced _____ as identification and he acknowledged that he executed the same for the purposes set forth therein.





Signature of Notarial Officer

Title (and Rank)

My Commission Expires: NOV. 12, 2022

EXHIBIT "A"

Wakulla County Parcel Number: 51 HAIDA TRL OR B 1184 P 604
00-00-034-012-09635-009

Lots 9, 10, 11, 12, 51, 52, 53 and 54, Block "54", of Wakulla Gardens, Unit V, as per map or plat thereof recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number: HAIDA TRL OR B 1184 P 604
00-00-034-012-09635-010

Lots 9, 10, 11, 12, 51, 52, 53 and 54, Block "54", of Wakulla Gardens, Unit V, as per map or plat thereof recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number: HAIDA TRL OR B 1184 P 604
00-00-034-012-09635-011

Lots 9, 10, 11, 12, 51, 52, 53 and 54, Block "54", of Wakulla Gardens, Unit V, as per map or plat thereof recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number: HAIDA TRL OR B 1184 P 604
00-00-034-012-09635-012

Lots 9, 10, 11, 12, 51, 52, 53 and 54, Block "54", of Wakulla Gardens, Unit V, as per map or plat thereof recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number: HAIDA TRL OR B 1184 P 604
00-00-034-012-09635-051

Lots 9, 10, 11, 12, 51, 52, 53 and 54, Block "54", of Wakulla Gardens, Unit V, as per map or plat thereof recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-034-012-09635-052

HAIDA TRL

OR B 1184 P 604

Lots 9, 10, 11, 12, 51, 52, 53 and 54, Block "54", of Wakulla Gardens, Unit V, as per map or plat thereof recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-034-012-09635-053

HAIDA TRL

OR B 1184 P 604

Lots 9, 10, 11, 12, 51, 52, 53 and 54, Block "54", of Wakulla Gardens, Unit V, as per map or plat thereof recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-034-012-09635-054

HAIDA TRL

OR B 1184 P 604

Lots 9, 10, 11, 12, 51, 52, 53 and 54, Block "54", of Wakulla Gardens, Unit V, as per map or plat thereof recorded in Plat Book 1, Page 56, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-035-008-07187-000

CHIPPEWA RD

OR B 1187 P 513

Property having Lot No. 41 & 42, with the Section No. Wakulla Gardens Unit 1, Block 13, and having the following description: Lots 41 and 42 in Block 13 of Wakulla Gardens, unit 1, as shown by plat of said subdivision of record in Plat Book One Page 39 in the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-035-008-07641-000

NEELEY RD

OR B 1187 P 510

Property having Lot No. 18, with the Section No. Wakulla Gardens Unit 1, Block 20, and having the following description: Lots 18 in Block 20 of Wakulla Gardens, unit 1, as shown by plat of said subdivision of record in Plat Book One Page 39 in the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-035-008-07671-000

ROCHELSIE RD

OR B 1187 P 507

Property having Lot No. 48, with the Section No. Wakulla Gardens Unit 1, Block 20, and having the following description: Lots 48 in Block 20 of Wakulla Gardens, unit 1, as shown by plat of said subdivision of record in Plat Book One Page 39 in the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-035-008-07961-000

IROQUOIS RD

OR B 1187 P 504

Property having Lot No. 56, with the Section No. Wakulla Gardens Unit 1, Block 24, and having the following description: Lot 56 in Block 24 of Wakulla Gardens, unit 1, as shown by plat of said subdivision of record in Plat Book One Page 39 in the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-035-008-07975-000

CHICOPEE RD

OR B 1187 P 501

Property having Lot No. 03, with the Section No. Wakulla Gardens Unit 1, Block 25, and having the following description: Lot 03 in Block 25 of Wakulla Gardens, unit 1, as shown by plat of said subdivision of record in Plat Book One Page 39 in the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-035-008-07976-000

CHICOPEE RD

OR B 1187 P 516

Property having Lot No. 04, with the Section No. Wakulla Gardens Unit 1, Block 25, and having the following description: Lot 04 in Block 25 of Wakulla Gardens, unit 1, as shown by plat of said subdivision of record in Plat Book One Page 39 in the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-035-008-08021-000

IROQUOIS RD

OR B 1187 P 498

Property having Lot No. 51, with the Section No. Wakulla Gardens Unit 1, Block 25, and having the following description: Lot 51 in Block 25 of Wakulla Gardens, unit 1, as shown by plat of said subdivision of record in Plat Book One Page 39 in the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
00-00-036-103-09671-030

35 MERIDITH DR

OR B 1189 P 111

RUSTLING PINES

LOT 30

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 21-HH-6, Florida Administrative Code).

Commence at a concrete monument and lightwood post marking the Southwest corner of Lot 35 of the Hartafield Survey of Lands in Wakulla County, Florida and thence run North 71 degrees 10 minutes East along the South boundary of said Lot 35, a distance of 1487.11 feet to an iron pipe, thence run North 10 degrees 45 minutes 15 seconds West 627.52 feet to a concrete monument, thence run South 75 degrees 13 minutes 16 seconds West 141.58 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 14 degrees 48 minutes 32 seconds West 188.32 feet to the centerline of a 60.00 foot roadway easement, thence run South 75 degrees 13 minutes 16 seconds West along said centerline 350.00 feet to the intersection with the centerline of another 60.00 foot roadway easement, thence run South 14 degrees 48 minutes 32 seconds East along said centerline 125.00 feet to a point of curve to the left, thence run Southeasterly along said centerline and along said curve with a radius of 198.69 feet thru a central angle of 18 degrees 35 minutes 05 seconds for an arc distance of 64.45 feet, thence run North 75 degrees 13 minutes 16 seconds East 339.64 feet to the POINT OF BEGINNING containing 1.51 acres, more or less.

SUBJECT to roadway and utility easement over and across the Northerly and Westerly 30.00 feet thereof.

AND

Wakulla County Parcel Number:
35-3S-01E-263-05538-013

BURNT PINE LOOP

OR B 1204 P 533

Lot 13 of Villages of St. Marks, according to the Plat thereof as recorded in Plat Book 3, Page(s) 70, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
35-3S-01E-263-05538-043

WATER OAK WAY

OR B 1198 P 407

Lots 43 and 59, VILLAGES OF ST. MARKS, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 70, of the Public Records of Wakulla County, Florida.

AND

Wakulla County Parcel Number:
35-3S-01E-263-05538-059

WATER OAK WAY

OR B 1198 P 407

Lots 43 and 59, VILLAGES OF ST. MARKS, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 70, of the Public Records of Wakulla County, Florida.

This Deed has been prepared without benefit of a title search and is intended to convey the Public Record legal description of the property owned by the Grantor.

Because the property is unencumbered and the conveyance is for minimum consideration, only minimum documentary stamps are required.