

THIS INSTRUMENT PREPARED BY AND RETURN TO:

HIRAN PATEL

AYUSH12, LLC

Property Appraisers Parcel Identification (Folio) Numbers: P/O 00-00-075-000-10237-000

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 10th day of December 2021 by AYUSH 12, LLC, a Florida Limited Liability Company, herein called the grantor, to AYUSH12 LLC, A Florida Limited liability company whose post office address is 3362 JASMINE HILL ROAD, TALLAHASSEE, FL 32311, 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 easements, restrictions and reservations of record and to taxes for the year 2021 and thereafter.

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, 2020

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

Kathryn Plouffe
Witness #2 Printed Name

AYUSH12, LLC,
A Florida Limited Liability Company

[Signature]
BY: HIREN PATEL, Manager/Member

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization this 10th day of December, 2021 by of HIREN PATEL, Manager/Member of AYUSH12, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:



[Signature]
Notary Signature

Printed Notary Signature

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS *

OCTOBER 15, 2021

AYUSH 12, LLC

4.29 ACRES

Commence at a found 4x4 concrete monument marking the Northeast corner of Lot 15 Taff Park, as per map or plat thereof Recorded in Plat Book 2, Page 70, in the Public Records of Wakulla County, Florida; thence run North 21 degrees 23 minutes 20 seconds West 25.06 feet to a rod and cap lying on the Northerly boundary line of a 200' wide Florida Power Corporation power line easement said point also marking the Northwest corner of property described in Official Records Book 613, Page 21, also being the Southwest corner of Property described in Official Records Book 867, Page 214, all in the Public Records of Wakulla County, Florida; thence run along the Northerly boundary line of said Property as described in Official Records Book 613, Page 21 also being the Southerly boundary line of said Property as described in Official Records Book 867, Page 214, also being the Northerly boundary line of said Florida Power Corporation power line easement, North 64 degrees 54 minutes 42 seconds East 326.00 feet to a re-bar marking the Southeast corner of Property as Described in Official Records Book 867, Page 214, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING, and said Northerly boundary line and said Northerly Power line easement run along the Easterly boundary line of said property as described in Official Records Book 867, Page 214, North 17 degrees 20 minutes 20 seconds West 551.46 feet to a re-bar; thence leaving said Easterly boundary line run North 72 degrees 42 minutes 55 seconds East 15.12 feet to a concrete monument marking the Southwest corner of Property as described in Official Record Book 1109, Page 772, in the Public Records of Wakulla County, Florida; thence run along the Southerly boundary line of said Property as described in Official Records Book 1109, Page 772, North 72 degrees 42 minutes 55 seconds East 501.24 feet to a re-bar; thence leaving said Southerly boundary line run South 14 degrees 46 minutes 56 seconds West 616.10 feet to a re-bar lying on the Northerly boundary line of property described in Official Records Book 613, Page 13, in the Public Records of Wakulla County, Florida; thence run along said Northerly boundary line of said property described in Official Records Book 613, Page 13, South 63 degrees 52 minutes 32 seconds West 191.01 feet to the POINT OF BEGINNING. Containing 4.29 acres more or less.

TOGETHER WITH A 40.00 FOOT WIDE INGRESS, EGRESS, UTILITY AND CROSS ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

Commence at a found 4x4 concrete monument marking the Northeast corner of Lot 15 Taff Park, as per map or plat thereof Recorded in Plat Book 2, Page 70, in the Public Records of Wakulla County, Florida; thence run North 21 degrees 23 minutes 20 seconds West 25.06 feet to a rod and cap lying on the Northerly boundary line of a 200' wide Florida Power Corporation power line easement said point also marking the Northwest corner of property described in Official Records Book 613, Page 21, also being the Southwest corner of Property described in Official Records Book 867, Page 214, all in the Public Records of Wakulla County, Florida; thence run along the Northerly boundary line of said Property as described in Official Records Book 613, Page 21 also being the Southerly boundary line of said Property as described in Official Records Book 867, Page 214, also being the Northerly boundary line of said Florida Power Corporation power line

2813 Crawfordville Hwy * P O Box 625 * Crawfordville, Florida 32326
(850) 926-3016 * FAX (850) 926-8180

... easement, North 64 degrees 54 minutes 42 seconds East 326.00 feet to a re-bar marking the Southeast corner of Property as Described in Official Records Book 867, Page 214; thence run along the Northerly boundary line of said Property as described in Official Records Book 613, Page 13 and said Northerly boundary line of said Florida Power Corporation power line easement North 63 degrees 52 minutes 32 seconds East 191.01 feet to a re-bar; thence leaving said Northerly boundary line of Property as described in Official Records Book 613, Page 13, and the Northerly boundary line of said Florida Power Corporation power line easement run North 14 degrees 46 minutes 56 seconds East 412.60 feet to a point lying on the Southerly right of way line of a proposed 40' wide ingress, egress, utility and cross access easement, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Southerly right of way line run North 14 degrees 46 minutes 56 seconds East 46.91 feet to a re-bar lying on the Northerly right of way line of said proposed 40' wide easement, thence run along said Northerly right of way line North 73 degrees 17 minutes 34 seconds East 343.20 feet to a point marking the intersection of Northerly right of way line of said proposed 40' wide easement with the Westerly right of way line of Crawfordville Highway, also being known as State Road #369 & U.S. Highway #319; thence leaving said Northerly right of way line run along said Westerly right of way line South 18 degrees 33 minutes 15 seconds West 48.99 feet to a point marking the intersection of said Westerly right of way line with the Southerly right of way line of said proposed 40' wide easement; thence leaving said Westerly right of way line run along said Southerly right of way line South 72 degrees 17 minutes 34 seconds West 339.42 feet to the POINT OF BEGINNING. Containing 0.31 acres more or less.