

Prepared By and Return To:

Hayward Title Group
Attn: Sherry Fordham
36 Ochlockonee Street
Crawfordville, FL 32327

Order No.: 21C-0912

Property Appraiser's Parcel I.D. (folio) Number:
00-00-089-000-11600-000

WARRANTY DEED

THIS WARRANTY DEED dated December 22, 2021, by GASUCAWA L. L. C., existing under the laws of Florida, and having its principal place of business at 196 Fulton Harvey Rd, Crawfordville, Florida 32327 (the "Grantor"), to Ian Shane Davis, an unmarried man, whose post office address is 31 Dix Drive, Crawfordville, Florida, 32327 (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 One Hundred Seventy-Eight Thousand And No/100 Dollars (\$178,000 00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Subject property is not the homestead of the Grantor as defined by the laws of the State of Florida.

Subject to easements, restrictions, reservations and limitations 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.

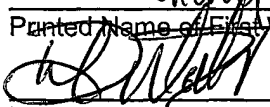
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2021

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

Signed, sealed and delivered in presence of:

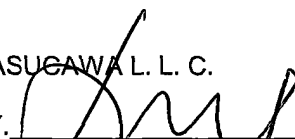


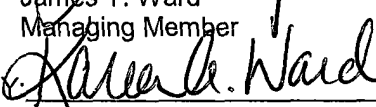
 Witness Signature
 Sherry Fordham

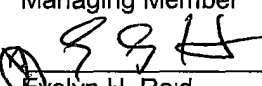
 Printed Name of First Witness


 Witness Signature
 William Walker

 Printed Name of Second Witness

GASUCAWA L. L. C.
 BY: 

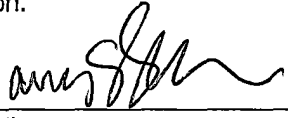
 James T. Ward
 Managing Member
 BY: 

 Karen A. Ward
 Managing Member
 BY: 

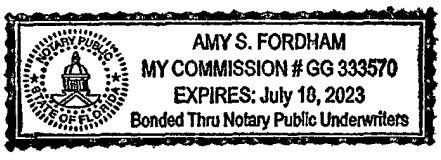
 Evelyn H. Reid
 Managing Member

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 22nd of December, 2021 by James T. Ward, Karen A. Ward and Evelyn H. Reid as Managing Members of GASUCAWA L. L. C., who is/are personally known to me or who produced ~~driver's~~ license as identification.



 Notary Public
 (SEAL)



Unofficial Copy

Exhibit A

Commence at the intersection of the Easterly right of way line of U.S Highway #319 with the Westerly boundary line of Lot 89, of the Hartsfield Survey of Lands in Wakulla County, Florida, said point lying on a curve to the right having a radius of 5679.67 feet, thence run along said Easterly right of way line and said curve Northeasterly along the arc thru a central angle of 03 degrees 18 minutes 44 seconds for a distance of 328 33 feet, chord of said arc being North 30 degrees 54 minutes 18 seconds East 328 28 feet to a rod and Cap; thence leaving said Easterly right of way line run South 71 degrees 02 minutes 52 seconds East 240.54 feet to a concrete monument, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run along the Westerly boundary line of property described in Official Records Book 1020, page 854 - 857, in the public records of Wakulla County, Florida, North 02 degrees 43 minutes 53 seconds East 142.61 feet to a concrete monument; thence leaving said Westerly boundary line run along the Southerly boundary line of said property as described in Official Records Book 1020, page 854 - 857, North 76 degrees 54 minutes 46 seconds East 138.79 feet to a rod and cap marking the Southwest corner of property described in Official Records Book 391, page 480 in the public records of Wakulla County, Florida; thence run along the Southerly boundary line of said property described in Official Records Book 391, page 480, North 76 degrees 52 minutes 19 seconds East 72.97 feet to a concrete monument; thence leaving said Southerly boundary line run South 00 degrees 00 minutes 01 seconds East 195.06 feet to a re-bar said point lying on an agreed upon boundary line that is located 0.50 feet South of an Old existing fence line; thence run along said agreed upon boundary line also being a line located 0.50 feet south of an Old existing fence line North 89 degrees 19 minutes 26 seconds West 213 15 feet to a re-bar; thence leaving said agreed upon boundary line run North 02 degrees 39 minutes 49 seconds East 2.10 feet to the POINT OF BEGINNING

TOGETHER WITH the Easement described in Official Records Book 1209, page 342, of the public records of Wakulla County, Florida

NOTES

- 1 No Improvements were located in this survey other than those shown hereon
- 2 No underground encroachments, utilities or foundations were located in this survey
- 3 All measurements shown hereon are Standard US Survey Feet, and decimals thereof
- 4 As noted from Flood Insurance Rate Map for Wakulla County, Florida Community Panel Number 12120C 0223 Z, Date of Firm Index: September 26 2014 This Property is located in Zone "A"
- 5 The use of this survey is limited to the specific transaction shown hereon
- 6 Subject to zoning setbacks easements and restrictions of record
- 7 Adjoining deeds of record were not provided to this firm.
- 8 Elevations are based on NAVD 88 Datum
- 9 This survey was performed without benefit of deed
- 10 Water boundary is subject to change due to natural causes and may or may not represent actual location of limit of title

LEGEND

- FND - FOUND
- RB - RE-BAR
- ORIG - OFFICIAL RECORDS BOOK
- CM - CONCRETE MONUMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- SRB - SET 5/8" RE-BAR #475
- U - UED
- M - MEASURED
- RT - RIGHT OF WAY
- RAD - RADIUS
- DEL - DELTA OR INCLUDED ANGLE
- CH - CHORD LENGTH
- DEL - DELTA OR INCLUDED ANGLE
- L - ARC LENGTH
- RD - ROAD AND CAP
- RP - ROAD PROFILE
- C - CALCULATED
- TV - CABLE TELEVISION BOX
- OE - OVERHEAD ELECTRIC LINE
- T - TOWNSHIP
- R - RANGE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- CP - CALCULATED POINT
- RND - ROUND
- CP - POWER POLE
- SRB - SET 5/8" RE-BAR #475
- CM - CONCRETE MONUMENT
- SP - SERVICE POLE
- FND - FND MONUMENTATION
- IB - INGRESS
- PH - PHONE BOX
- EL - ELEC. METER
- EL - ELECTRIC BOX
- SO - STUB OUT
- (TYP) - TYPICAL
- BND - BOUNDARY
- HT - HOT TO SCALE
- LI - LINE CALL(SEE LINE TABLE)

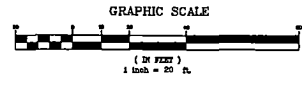
Line #	Bearing	Length
L1	N23°48' E	210'
L2	S23°48' W	210'

LEGAL DESCRIPTION

Commence at the intersection of the Eastern right of way line of U.S. Highway #319 with the Western boundary line of Lot 89, of the Hartsfield Survey of Lands in Wakulla County, Florida, said point lying on a curve to the right having a radius of 5679.67 feet; thence run along said Eastern right of way line and said curve Northeastly along the arc thru a central angle of 03 degrees 18 minutes 44 seconds for a distance of 328.33 feet, chord of said arc being North 30 degrees 54 minutes 18 seconds East 328.28 feet to a rod and cap; thence leaving said Eastern right of way line run South 71 degrees 02 minutes 52 seconds East 240.54 feet to a concrete monument, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run along the Western boundary line of property described in Official Records Book 1020, Page 854-857 in the public records of Wakulla County, Florida, North 02 degrees 43 minutes 53 seconds East 143.61 feet to a concrete monument; thence leaving said Western boundary line run along the Southern boundary line of said property as described in Official Records Book 1020 Page 854-857, North 76 degrees 54 minutes 46 seconds East 138.79 feet to a rod and cap marking the Southwest corner of property described Official Records Book 391 Page 400 in the Public Records of Wakulla County Florida, thence run along the Southern boundary line of said property described Official Records Book 391 Page 400, North 76 degrees 32 minutes 19 seconds East 72.97 feet to a concrete monument; thence leaving said Southern boundary line run South 09 degrees 00 minutes 01 seconds East 195.06 feet to a re-bar said point lying on an agreed upon boundary line that is located 0.50 foot South of an old existing fence line; thence run along said agreed upon boundary line also being a line located 0.50 foot south of an old existing fence line North 89 degrees 19 minutes 26 seconds West 213.15 feet to a re-bar; thence leaving said agreed upon boundary line run North 01 degrees 39 minutes 49 seconds East 2.10 feet to the POINT OF BEGINNING Containing 0.82 acres more or less

TOGETHER WITH A 30' WIDE INGRESS, EGRESS AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

Commence at the intersection of the Eastern right of way line of U.S. Highway #319 with the Western boundary line of Lot 89, of the Hartsfield Survey of Lands in Wakulla County, Florida, said point lying on a curve to the right having a radius of 5679.67 feet; thence run along said Eastern right of way line and said curve Northeastly along the arc thru a central angle of 03 degrees 18 minutes 44 seconds for a distance of 328.33 feet, chord of said arc being North 30 degrees 54 minutes 18 seconds East 328.28 feet to a rod and cap; thence leaving said Eastern right of way line run South 71 degrees 02 minutes 52 seconds East 240.54 feet to a concrete monument; thence run South 02 degrees 43 minutes 53 seconds West 210 feet to a re-bar, said point being the POINT OF BEGINNING, thence leaving said POINT OF BEGINNING run South 89 degrees 19 minutes 26 seconds East 30.02 feet; thence run South 02 degrees 41 minutes 03 seconds West 354.98 feet to a point lying on the Northern right of way line of Council Moore Road, thence run along said Northern right of way line North 88 degrees 02 minutes 32 seconds West 30.00 feet; thence leaving said Northern right of way line run North 02 degrees 42 minutes 04 seconds East 56.21 feet to a re-bar; thence run North 02 degrees 42 minutes 04 seconds East 150.01 feet to a rod and cap; thence run North 02 degrees 39 minutes 49 seconds East 143.09 feet to the POINT OF BEGINNING Containing 0.24 acres more or less.



EDWIN BROWN & ASSOCIATES
 SURVEYORS * MAPPERS
 (850) 926-3016 888-433-4436 FAX (850) 926-9180
 P O Box 825 2813 Crawfordville Hwy, Crawfordville FL 32326

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary of the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

WADE G. BROWN
 Surveyor & Mapper
 Florida Certificate No 5959
 (L#B 6475)

THIS SURVEY IS CERTIFIED TO:
 MITCHEL HOLDINGS, LLC
 LENNIE REID & JAMES WARD
 TITLE RESOURCES GUARANTY COMPANY

REVISION	BY	DATE
1 REVISED LEGAL DESCRIPTION	AA	12/21/2021

PLAT OF BOUNDARY SURVEY PREPARED FOR:
**MITCHEL HOLDINGS, LLC,
 LENNIE REID & JAMES WARD**

PREPARED BY
EDWIN G BROWN AND ASSOCIATES, INC
 2813 CRAWFORDVILLE HWY P O BOX 825 CRAWFORDVILLE, FL 32326 (850)926-3016

NOTEBOOK/PAGE	COUNTY	WAKULLA	DRAWN BY	AA	REVIEWED BY	WGB
NOTEBOOK/PAGE	HARTSFIELD LOT 89		SCALE	1" = 20'	CHECKED BY	WGB
NOTEBOOK/PAGE			SURVEY DATE:	MAY 4, 2021		
SHEET 1 OF 1			JOB NUMBER		P#C#	
				21-337		43392

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