

This Instrument prepared by & return to

Name: Lowe Title Services

Address: 68-A Feli Way.
Crawfordville, Florida 32327

File No: 21-1467

Parcel ID: 00-00-081-000-11527-A16

THIS WARRANTY DEED made the 7 day of January, A.D. 2022 by and between Bettina Fulford and Greg Fulford, as Co-Trustees of the Bettina Fulford Trust Agreement u/a/d October 28th, 2008, and amended on November 30th, 2021, whose address is 117 Cunningham Drive, New Smyrna Beach, Florida 32168, hereinafter called the "Grantors", and Barbara Mock, a single woman, whose address is 185 J.K. Moore Road, Crawfordville, Florida 32327, hereinafter called the "Grantee":

(Which terms "grantors" and "grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the Grantors for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

Commencing at the Northeast corner of Lot No. 81 of Hartsfield Survey of Lands in Wakulla County, Florida (marked by a concrete monument buried in county road); thence run South 72 degrees 30 minutes West 33.77 feet to a point in a county road, thence run South 21 degrees 49 minutes 40 seconds West 758.04 feet, thence run South 72 degrees 43 minutes 20 seconds West 1463.78 feet to a concrete monument on the West right-of-way of county road and the Point of Beginning of tract herein conveyed. From said Point of Beginning, continue South 72 degrees 43 minutes 20 seconds West 220.80 feet to a concrete monument, thence run North 53 degrees 22 minutes West 148.40 feet, thence North 62 degrees 35 minutes 28 seconds West 83.48 feet, thence North 07 degrees 01 minutes 07 seconds West 184.34 feet to a concrete monument, thence run due East 256.95 feet to a concrete monument on the West right-of-way of county road, thence run South 02 degrees 39 minutes 55 seconds East along the West right-of-way of county road 90.0 feet to a concrete monument and point of curvature; thence continue along the West right-of-way of county road along a curve to the left in a Southeasterly direction with a radius of 117.10 feet, central angle 56 degrees 59 minutes 45 seconds for a distance of 116.49 feet (long chord South 30 degrees 53 minutes 41 seconds East 112.61 feet) to a concrete monument and point of tangency, thence run South 59 degrees 39 minutes 40 seconds East along the West right-of-way of county road; 92.22 feet to a concrete monument and point of curvature, thence continue along the West right-of-way of county road along a curve to the left in a Southeasterly direction with a radius of 138.32 feet, delta angle 47 degrees 37 minutes, to a point which is South 66 degrees 00 minutes 05 seconds East, 30.52 feet to the Point of Beginning, situate, lying and being in Lot No. 81 of Hartsfield Survey of Lands in Wakulla County, Florida.

TOGETHER WITH a 1985 Cata Mobile Home ID #6736A & 6736B

The property described herein is the same property that became vested in Grantors by Trust Deed recorded in OR Book 987, Page 1 of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2022 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantors have hereunto set their hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Bettina Fulford L.S.
Bettina Fulford, as Co-Trustees of the Bettina Fulford Trust Agreement u/a/d October 28th, 2008, and amended on November 30th, 2021

Ariana Thompson
Witness Signature

Ariana Thompson

Printed Name

Taney L. Hollisworth

Witness Signature

Taney L. Hollisworth

Printed Name

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of January 2022, by Bettina Fulford, as Co-Trustee of the Bettina Fulford Trust Agreement u/a/d October 28th, 2008, and amended on November 30th, 2021, who is personally known to me or has produced _____ (type of identification) as identification.

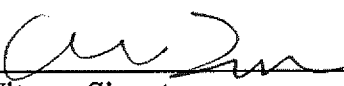
(Seal)


Ariana Thompson
Print Name
Notary Public

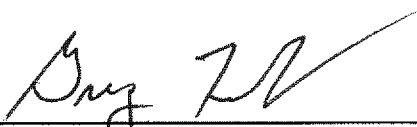


ARIANA K. THOMPSON
Commission # HH 199805
Expires November 17, 2025

Signed and sealed in the presence of:


 Witness Signature
Ariana Thompson
 Printed Name

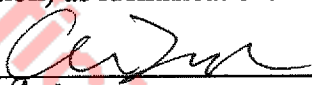

 Witness Signature
TERRY L. HOLLINSWORTH
 Printed Name

 L.S.
 Greg Fulford, as Co-Trustees of the Bettina Fulford
 Trust Agreement u/a/d October 28th, 2008, and amended
 on November 30th, 2021

**STATE OF FLORIDA
 COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
 notarization, this 7 day of January 2022, by Greg Fulford, as Co-Trustee of the Bettina Fulford Trust
 Agreement u/a/d October 28th, 2008 and amended on November 30th, 2021, who is personally known to me or
 has produced _____ (type of identification) as identification.

(Seal)


Ariana Thompson
 Print Name
 Notary Public



ARIANA K. THOMPSON
 Commission # HH 199806
 Expires November 17, 2025