

Prepared By and Return To:

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

Order No.: 21C-0972

Property Appraiser's Parcel I.D. (folio) Number:
23-4S-02W-000-02013-000

WARRANTY DEED

THIS WARRANTY DEED dated January 28, 2022, by Crawfordville Property Limited Liability Company, LLC, existing under the laws of Florida, and having its principal place of business at 459 Tillis Lane, Crawfordville, Florida 32327 (the "Grantor"), to Steven H. Johnson and Jessica E. Johnson, husband and wife, whose post office address is 34 Bridle Gate Ct, 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 Thousand Six Hundred Twenty-Five And No/100 Dollars (\$170,625.00) 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:

April Joy Howell
Witness Signature

April Joy Howell
Printed Name of First Witness

[Signature]
Witness Signature

Sherry Finkham
Printed Name of Second Witness

Crawfordville Property Limited Liability Company,
LLC

BY: [Signature]
Brandon Geiger
Managing Member

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 28th of January, 2022 by Brandon Geiger, as Managing Member of Crawfordville Property Limited Liability Company, LLC, who is/are personally known to me or who produced DL as identification.

April Joy Howell
Notary Public
(SEAL)



Unofficial Copy

EXHIBIT A
Legal Description

Begin at the Northwest corner of Section 23, Township 4 South, Range 2 West, which is the Point of Beginning for the land herein conveyed; from said Point of Beginning run thence East, along section line a distance of 15 chains; thence South a distance of 20 chains; thence West a distance of 15 chains to the Western boundary line of section; thence North along section line 20 chains and/or to the Point of Beginning, lying and being in Section 23, Township 4 South, Range 2 West.

The above described land being more recently surveyed by EDWIN G. BROWN AND ASSOCIATES, INC., dated April 22, 2020, under Job Number 19-316 and described as follows:

Begin at a found 5x5 U.S. Government concrete monument marking the Southwest corner of Section 14, Township 4 South, Range 2 West, Wakulla County, Florida, also being the Northwest corner of Section 23, Township 4 South, Range 2 West, Wakulla County, Florida; thence leaving said Point of Beginning and said Westerly boundary line run along the Northerly boundary line of said Section 23, also being the Southerly boundary line of said Section 14, North 89 degrees 44 minutes 49 seconds East 989.99 feet to a rod and cap; thence leaving said Northerly and said Southerly boundary lines run South 00 degrees 01 minutes 58 seconds East 1307.46 feet to a rod and cap lying on the Northerly boundary line of Property as described in Official Records Book 678, Pages 520-522, of the Public records of Wakulla County, Florida; thence run along said Northerly boundary line South 89 degrees 01 minutes 34 seconds West 990.86 feet to a rod and cap marking the intersection of said Northerly boundary line with the Westerly boundary line of said Section 23; thence leaving said Northerly boundary line run along said Westerly boundary line North 00 degrees 00 minutes 00 seconds East 1319.92 feet to the Point of Beginning.

AND

Begin at a found 5x5 U.S. Government concrete monument marking the Southwest corner of Section 14, Township 4 South, Range 2 West, Wakulla County, Florida, also being the Northwest corner of Section 23, Township 4 South, Range 2 West, Wakulla County, Florida; thence leaving said Point of Beginning run along the Westerly boundary line of said Section 14, North 00 degrees 06 minutes 49 seconds West 183.50 feet to a re-bar marking the intersection of said Westerly boundary line with the Southerly maintained right of way line of U.S. Forest Road No. 321, also being known as Shawn Whaley Road; thence leaving said Westerly boundary line run along said Southerly right of way line as follows: South 76 degrees 47 minutes 11 seconds East 107.49 feet to a re-bar; thence run South 80 degrees 45 minutes 40 seconds East 103.90 feet to a re-bar; thence run South 82 degrees 49 minutes 48 seconds East 347.98 feet to a re-bar; thence run South 84 degrees 06 minutes 36 seconds East 267.33 feet to a re-bar; thence run South 84 degrees 46 minutes 32 seconds East 172.66 feet to a re-bar; thence leaving said Southerly right of way line run South 00 degrees 01 minutes 59 seconds East 51.29 feet to a rod and cap lying on the Southerly boundary line of said Section 14, also being the Northerly boundary line of said Section 23; thence run along said Northerly and said Southerly boundary line, South 89 degrees 44 minutes 49 seconds West 989.99 feet to the Point of Beginning.

This instrument was prepared
by and should be returned to:
Brandon Geiger
459 Tillis Lane
Crawfordville, FL 32327

**CERTIFICATE OF INCUMBENCY
AND
CERTIFICATE OF RESOLUTIONS
OF THE MANAGERS OF
CRAWFORDVILLE PROPERTY LIMITED LIABILITY COMPANY, LLC**

I, **AMANDA GEIGER**, do hereby certify that I am a duly elected and acting Manager of **CRAWFORDVILLE PROPERTY LIMITED LIABILITY COMPANY**, a Florida limited liability company (the "Company").

I further certify that the following Resolutions were duly adopted by the Members of the Company in accordance with its Articles of Organization and Operating Agreement, and that said Resolutions are in full force and effect as of the date hereof:

RESOLVED, that it is in the best interest of the Company to sell that certain real property located in Wakulla County, Florida, owned by the Company and described more particularly as:


SEE EXHIBIT "A"

To **STEVEN H. JOHNSON & JESSICA E. JOHNSON** (the "Buyer") for a total purchase price of \$160,125.00; and

RESOLVED FURTHER, that it is in the best interest of the Company to execute those various closing documents, including, without limitation, a Warranty Deed, as may be necessary or desirable to accomplish the sale of the Property to the Buyer.

RESOLVED FURTHER, that **BRANDON GEIGER**, AS an Authorized Representative of the Company, is authorized directed and empowered in the name and on behalf of the Company, to do all acts and execute whatever documents necessary, appropriate or advisable by said Manager, his execution thereof to be conclusive evidence of such necessity, appropriateness or advisability; and

IN WITNESS WHEREOF, I have hereto subscribed my hand and affixed the seal of the Company this 25th day of January, 2022.



Amanda Geiger, Manager
CRAWFORDVILLE PROPERTY
LIMITED LIABILITY COMPANY, LLC

STATE OF FLORIDA

COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 25th day of January, 2022, by AMANDA GEIGER, as Manager of Crawfordville Property Limited Liability Company, LLC. She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Signature of Notary Public



Hannah Dudley
Notary Public
State of Florida
Comm# HH103739
Expires 3/11/2025

Unofficial Copy