

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers. 03-6S-02W-129-03707-025

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 23 March 2022 by W. STEVE BROWN, herein called the grantor, to MICHAEL MANLEY PRITCHARD, whose post office address is 17 HURON STREET, BRANTFORD, ON N3S2J3, 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

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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, 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 the presence of:

[Signature]
Witness #1 Signature
Jan H Colvin
Witness #1 Printed Name

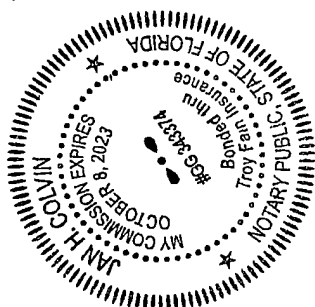
[Signature]
Witness #2 Signature
Aulora Wnatley
Witness #2 Printed Name

[Signature]
W. STEVE BROWN
P O BOX 9, PANACEA, FL 32346

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 23 day of March, 2022 by W STEVE BROWN who is personally known to me or has produced _____ as identification.

SEAL



[Signature]
Notary Public

Printed Notary Name

EXHIBIT "A"

LEGAL DESCRIPTION
LOT # 7 BLOCK "C"
RIVERBEND ESTATES (AN UNRECORDED SUBDIVISION)

COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 2 West WAKULLA COUNTY, FLORIDA, and run South 00 degrees 01 minutes 22 seconds East 3373.61 feet along the East boundary line of Section 3 to a point, said point being the intersection of the East boundary line of Section 3 and the South right-of-way line of State Road # 372, thence North 85 degrees 20 minutes 00 seconds West 662.36 feet along said South right-of-way line to a point, thence South 12 degrees 29 minutes 02 seconds East 192.97 feet to the POINT OF BEGINNING, thence continue South 12 degrees 29 minutes 02 seconds East 70.66 feet to a point, thence South 84 degrees 53 minutes 40 seconds West 264.17 feet to a point, said point being on the East right-of-way line of a 50.00 foot road, thence North 04 degrees 00 minutes 36 seconds West 113.66 feet along aforementioned right-of-way to a point, thence leaving said right-of-way run South 85 degrees 19 minutes 57 seconds East 256.65 feet to the POINT OF BEGINNING, containing 0.5 acres, more or less.