

THIS INSTRUMENT PREPARED BY:

Garvin B. Bowden, Attorney
Gardner, Bist, Bowden, Dee,
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1300 Thomaswood Drive
Tallahassee, FL 32308
(850) 385 0070
Matter No.: 21.2488

RETURN TO:

Jay E. Auerbach, Esq.
KHANI & AUERBACH
2131 Hollywood Boulevard, #303
Hollywood, FL 33020

Parcel Identification No.: 00-00-036-000-09664-001

SPECIAL WARRANTY DEED

Teramore Development, LLC, a Georgia limited liability company, whose address is Post Office Box 6460, Thomasville, Georgia 31758, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from **H. Sperial, Inc.**, a New Mexico corporation, whose address is 5933 Ravenswood Road, Suite A, Fort Lauderdale, Florida 33312, hereinafter referred to as Grantee, hereby, on this _____ day of April, 2022, conveys to the Grantee that real property located in Wakulla County, Florida, described as follows:

See "**Exhibit A**" attached hereto and made a part hereof.

SUBJECT to taxes for the year 2022 and subsequent years, which are not yet due and payable.

ALSO SUBJECT TO the following which specifically are not reimposed or extended hereby:

1. Zoning ordinances and other governmental restrictions and regulations.
2. All matters contained on the Plat of Peter Gavin's Estate, as recorded in Deed Book 21, Page 75, Public Records of Wakulla County, Florida.
3. Restrictive Covenant Agreement recorded in Official Records Book 1233, Page 31, Public Records of Wakulla County, Florida.
4. Memorandum of Lease Agreement between Teramore Development, LLC, a Georgia limited liability company, and Dolgencorp, LLC, a Kentucky limited liability company, recorded in Official Records Book 1242, Page 690, Public Records of Wakulla County, Florida.

5. Matters shown by that certain survey prepared by Edwin G. Brown and Associates, Inc., dated March 9, 2022, bearing Job No. 21-829.

together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. The Grantor covenants that: the above-described property is free of all encumbrances made or created by the Grantor, except as above stated; lawful seisin of and good right to convey that property are vested in the Grantor; the Grantor warrants the title as described above to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor; and the Grantor agrees to execute such further assurances of the same as may be requisite. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES

Witness Signature

Chelsea Palmer

Print Name

Witness Signature

A. Luke Strickland

Print Name

Teramore Development, LLC, a
Georgia limited liability company

By:

Steve Hufstetler

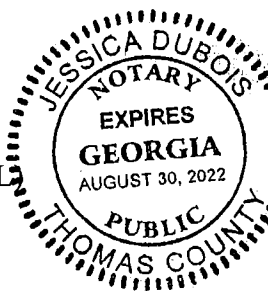
Its:

Manager

STATE OF GEORGIA
COUNTY OF THOMAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of April, 2022, by **Steve Hufstetler**, as Manager of Teramore Development, LLC, a Georgia limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARIAL SEAL)



Notary Public

Print or Type Name

My Commission Expires: 8-30-22

EXHIBIT A

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LOT 36 OF THE HARTSFIELD SURVEY, WAKULLA COUNTY, FLORIDA ALSO BEING A PART OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WAKULLA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X 4" CONCRETE MARKER FOUND AT THE NORTHWEST CORNER OF LOT 36 OF THE HARTSFIELD SURVEY AND GO NORTH 72 DEGREES 14 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 36 OF THE HARTSFIELD SURVEY FOR A DISTANCE OF 1,745.79 FEET TO A POINT; THENCE LEAVING THE NORTH LINE OF LOT 36 OF THE HARTSFIELD SURVEY GO SOUTH 17 DEGREES 10 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 289.94 FEET TO A 5/8" REBAR SET CAPPED LB#8367 LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF SHADEVILLE ROAD/STATE ROAD #61 (R/W VARIES) SAID POINT BEING THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING GO NORTH 70 DEGREES 41 MINUTES 18 SECONDS EAST ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SHADEVILLE ROAD/STATE ROAD #61 FOR A DISTANCE OF 200.40 FEET TO A 5/8" REBAR SET CAPPED LB #8367; THENCE LEAVING THE SOUTHERN RIGHT-OF-WAY LINE OF SHADEVILLE ROAD/STATE ROAD #61 GO SOUTH 30 DEGREES 14 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 65.70 FEET TO A 5/8" REBAR SET CAPPED LB #8367; THENCE GO SOUTH 27 DEGREES 04 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 17.18 FEET TO A 5/8" REBAR SET CAPPED LB #8367; THENCE GO SOUTH 23 DEGREES 16 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 155.64 FEET TO A 5/8" REBAR SET CAPPED LB #8367 LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SPRING CREEK HIGHWAY/STATE ROAD #365; THENCE GO SOUTH 13 DEGREES 14 MINUTES 53 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SPRING CREEK HIGHWAY/STATE ROAD #365 FOR A DISTANCE OF 45.97 FEET TO A 5/8" REBAR SET CAPPED LB #8367 LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SPRING CREEK HIGHWAY/STATE ROAD #365; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SPRING CREEK HIGHWAY/STATE ROAD #365 GO SOUTH 71 DEGREES 17 MINUTES 22 SECONDS WEST ALONG A COMMON PROPERTY LINE WITH LORENZO MILLS PROPERTY FOR A DISTANCE OF 231.53 FEET TO A 5/8" REBAR SET CAPPED LB#8367; THENCE GO NORTH 17 DEGREES 10 MINUTES 43 SECONDS WEST ALONG A COMMON PROPERTY LINE WITH EDWARD M. ROCHE FOR A DISTANCE OF 280.28 FEET TO A 5/8" REBAR SET CAPPED LB#8367 ON THE SOUTHERN RIGHT-OF-WAY LINE OF SHADEVILLE ROAD/STATE ROAD #61 AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1.438 ACRES ~ 62,641 SQ.FT.)

MORE PARTICULARLY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

Commence at the Northwest corner of Lot 36 of the Hartsfield Survey of Lands in Wakulla County, Florida; thence run along the Northerly boundary line of Lot 36 of said Hartsfield Survey of Lands North 72 degrees 14 minutes 59 seconds East 1745.79 feet; thence leaving said Northerly boundary line run South 17 degrees 10 minutes 43 seconds East 289.94 feet to a rod and cap lying on the Southerly right of way line of a 100' wide right of way known as Shadeville Road, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run along said Southerly right of way line North 70 degrees 41 minutes 18 seconds East 200.40 feet to a re-bar marking the intersection of said Southerly right of way line with the Westerly right of way line of Spring Creek Highway; thence leaving said Southerly right of way line run along said Westerly right of way line as follows: South 30 degrees 14 minutes 45 seconds East 65.72 feet to a re-bar; thence run South 27 degrees 05 minutes 08 seconds East 17.18 feet to a re-bar; thence run South 23 degrees 17 minutes 18 seconds East 155.64 feet to a re-bar; thence run South 13 degrees 15 minutes 29 seconds East 45.86 feet to a rod and cap; thence leaving said Westerly right of way line run South 71 degrees 16 minutes 26 seconds West 231.59 feet to a re-bar; thence run North 17 degrees 10 minutes 45 seconds West 280.24 feet to the POINT OF BEGINNING. Containing 1.44 acres more or less.