

Prepared by and Return To:

Michele Williams
Fidelity National Title of Florida, Inc.
28059 US Highway 19 North, Suite 100
Clearwater, FL 33761

Order No.: FTPA22-119649

WARRANTY DEED

THIS WARRANTY DEED dated May 6, 2022, by Pines Storage Ltd., a Florida limited partnership, hereinafter called the grantor, to James R. Patterson and Joan H. Patterson, husband and wife, as to 21.9829% and Daniel J. Krupa and Rose A. Krupa, as Trustees of the Krupa Trust dated October 13, 1995, as to 27.4786% and Robert Arthur Indseth and Barbara Jean Indseth, as Trustees of the Indseth Family Trust dated May 15, 1989, as to 1.3739% and Crawford and Pines Storage, LLC, a Washington limited liability company, as to 49.1646% whose post office address is: 9519 4th St NE, Lake Stevens, WA 98258, 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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Wakulla, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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 December 31, 2021.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Bonnie S Rozmer
Witness Signature

Bonnie S. Rozmer
Print Name

[Signature]
Witness Signature

Christiane Pieper
Print Name

Pines Storage Ltd., a Florida limited partnership

BY: A.C.T. Development, Inc., a Florida corporation,
its general partner

BY: [Signature]
Thomas P. Eddinger, its president

Address: 530 Crawfordville Hwy
CRAWFORDVILLE FL 32927

State of Florida

County of Walton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5 day of May, 2022, by Thomas P. Eddinger as president of A.C.T. Development, Inc., the general partner of Pines Storage Ltd., to me known to be the person(s) described in or who has/have produced Domestication as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Name: Christiane Pieper
Notary Public in and for the State of Florida
My Commission Expires: 01 18 2026

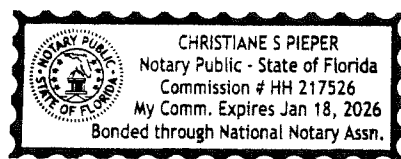


EXHIBIT "A"
Legal Description

Lots 2, 3, 4 and 5 of "Eddinger Properties" Plat as recorded in Plat Book 3, Page 69, Public Records of Wakulla County, Florida.

AND

Begin at the Northwest corner of Lot 2, Eddinger Properties, Plat Book 3, Page 69, Wakulla County, Florida and thence run South 00 degrees 10 minutes 36 seconds East 275.00 feet, thence run North 89 degrees 30 minutes 57 seconds East 301.55 feet to a point on a curve concave to the Northwest, thence run along said curve Southwesterly for an arc distance of 104.79 feet, having a radius of 216.20 feet, through a central angle of 27 degrees 46 minutes 16 seconds (the chord of said arc bears South 63 degrees 48 minutes 57 seconds West for 103.77 feet), thence run South 89 degrees 30 minutes 57 seconds West 373.58 feet, thence run North 00 degrees 09 minutes 08 seconds West for 677.98 feet, thence run North 89 degrees 49 minutes 35 seconds East for 165.00 feet, thence run South 00 degrees 10 minutes 36 seconds East 357.08 feet to the POINT OF BEGINNING.

Less and except those portions described in the following: Notice of Lis Pendens recorded in Official Records Book 1024 Page 564; Order of Taking by The State of Florida Department of Transportation recorded in Official Records Book 1035 Page 584 (as to Parcel 120); Stipulated Final Judgment with Directions to Clerk as to Disbursement recorded in Official Records Book 1088 Page 37; Stipulated Final Judgment with Directions to Clerks as to Disbursement recorded in Official Records Book 1088 Page 391, all in the Public Records of Wakulla County, Florida.