

THIS INSTRUMENT PREPARED BY AND RETURN TO:

KATHRYN PLOUFFE
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **26-4S-02W-108-02183-143**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 24 day of **May**, 2022 by **OTTER CREEK VENTURES, LLC, A Florida Limited liability company**, herein called the grantor, to **PONDEROSA HOMES, INC., A FLORIDA CORPORATION**, whose post office address is **2609 CLUBHOUSE DRIVE, PLANT CITY, FL 33566**, 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

Subject to easements, restrictions and reservations of record and to taxes for the year 2022 and thereafter.

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:

Aulora Whatley
Witness #1 Signature

Aulora Whatley
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Kathryn Plouffe
Witness #2 Printed Name

OTTER CREEK VENTURES, LLC, A Florida Limited liability company

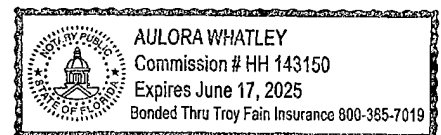
[Signature]
WILLIAM DODGE WALKER, MANAGER
577 NEW LIGHT CHURCH ROAD, CRAWFORDVILLE, FL 32327

[Signature]
KAREN ANN WARD, MANAGER

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me by () physical presence or () online notarization this 24th day of **May**, 2022 by **WILLIAM DODGE WALKER AND KAREN ANN WARD, MANAGERS** of **OTTER CREEK VENTURES, LLC, A Florida Limited liability company** on behalf of the corporation. **They are personally known to me** or has produced _____ as identification.

SEAL



Aulora Whatley
Notary Signature

My Commission Expires:

Printed Notary Signature

Thurman Roddenberry and Associates, Inc.
Professional Surveyors and Mappers

PO Box 100
125 Sheldon Street
Sopchoppy, Florida 32358
USA

Phone: 850-962-2538
Fax: 850-962-1103

May 16, 2022

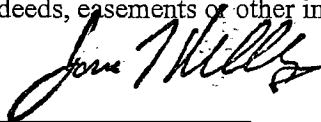
Legal Description of a 0.57 Acre Tract
Certified To: Ponderosa Homes, Inc.,
Wakulla Title Company, Inc.,
Chicago Title Insurance Company

I hereby certify that this is a true and correct representation of the following described property and that this description meets the minimum technical standards for land surveying (Chapter 61G17-6, Florida Administrative Code).

Lots 7, 8, 9, 10, 11, Block "H" of Lake Ellen Proper Subdivision (unrecorded) being more particularly described as follows:

Commence at the Southeast corner of Section 26, Township 4 South, Range 2 West, Wakulla County, Florida, thence run North 1320.00 feet, thence run West 2000.00 feet to the Southwest corner of Lake Ellen Proper, an unrecorded subdivision, thence run North along the Westerly boundary of said subdivision 358.00 feet to an iron rod and cap (marked #7160) marking the Southwest corner of Lot 11, Block "H" of said subdivision, said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue North along said Westerly subdivision boundary 249.23 feet to an iron rod and cap (marked #7160) marking the Northwest corner of Lot 7, Block "H" of said subdivision, thence leaving said Westerly subdivision boundary run North 89 degrees 48 minutes 28 seconds East 99.96 feet to an iron rod and cap (marked #7160) lying on the Westerly right-of-way boundary of L. M. Street, thence run South 00 degrees 00 minutes 17 seconds East along said Westerly right-of-way boundary 249.52 feet to an iron rod and cap (marked #7160), thence leaving said Westerly right-of-way boundary run South 89 degrees 58 minutes 27 seconds West 99.98 feet to the POINT OF BEGINNING containing 0.80 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



James T. Roddenberry
Surveyor and Mapper
Florida Certificate No: 4261

06-030ac0.57