

**Prepared By and Return To:**

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

Order No.: 22C-0390

**Property Appraiser's Parcel I.D. (folio) Number:**

26-4S-02W-022-02305-000, 19-2S-01W-000-03930-006,  
26-4S-02W-022-02309-000, 26-4S-02W-022-02200-000,  
26-4S-02W-108-02183-065, 26-4S-02W-108-02183-066,  
04-5S-02W-000-02578-000, 00-00-078-013-10895-000 and  
00-00-078-013-11001-000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this June 27, 2022 by Majestic Acres LLC, as to parcels 3-9 and Duane Evans LLC, as to parcels 1 and 2, existing under the laws of Florida, and having its principal place of business at 303 Trice Lane, Crawfordville, FL 32327 (the "Grantor"), and S & P Investment Holding LLC whose post office address is 12 Asphalt Way, Crawfordville, FL 32327, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$70,000.00 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, County of Wakulla, State of Florida, County of Wakulla, State of Florida, County of Wakulla, State of Florida, County of Wakulla, State of Florida and County of Wakulla, State of Florida, viz:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

Witness Signature

Printed Name of Second Witness

Majestic Acres LLC

BY:

Duane M. Evans  
Managing Member

BY:

Lesa J. Evans  
Managing Member

Duane Evans LLC

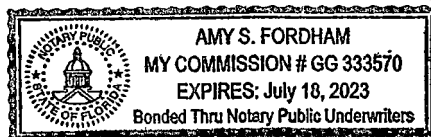
BY:

Duane M. Evans  
Managing Member

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 27th of June, 2022 by Duane M. Evans and Lesa J. Evans, Managing Members of ~~Majestic Acres LLC~~ and Duane M. Evans, Managing Member of Duane Evans LLC, who is/are personally known to me or who produced \_\_\_\_\_ as identification.

Notary Public  
(SEAL)



**EXHIBIT A**  
Legal Description

Parcel 1;

Lot 22, Block B, MAGNOLIA GARDENS, according to the plat thereof, recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

Parcel 2;

Lot 17, Block F, MAGNOLIA GARDENS, according to the plat thereof, recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

Parcel 3;

Lot 23, Block 2, LAKE ELLEN ESTATES UNIT ONE, according to the map or plat thereof as recorded in Plat Book 1, Page 44, of the Public Records of Wakulla County, Florida.

Parcel 4;

Lot 37, Block 5, LAKE ELLEN ESTATES UNIT ONE, according to the map or plat thereof as recorded in Plat Book 1, Page 44, of the Public Records of Wakulla County, Florida.

Parcel 5;

Lot 41, Block 5, LAKE ELLEN ESTATES UNIT ONE, according to the map or plat thereof as recorded in Plat Book 1, Page 44, of the Public Records of Wakulla County, Florida.

Parcel 6;

Block "E" Lot 32 LAKE ELLEN PROPER (unrecorded)

Commence at the Southeast corner of Section 26 Township 4 South, Range 2 West Wakulla County Florida; thence run North 00 degrees 00 minutes 00 seconds East 2028.00 feet; thence run North 90 degrees 00 minutes 00 seconds West 1400.00 feet to a rod and cap lying on the Westerly right of way line of a 50 foot wide right of way known as John David Drive; thence leaving said Westerly right of way line run South 89 degrees 47 minutes 43 seconds West 100.23 feet to a re-bar said point being the Point of Beginning; thence leaving said Point of Beginning run North 00 degrees 02 minutes 34 seconds East 50.01 feet to a re-bar; thence run South 89 degrees 51 minutes 09 seconds West 100.00 feet to a re-bar lying on the Easterly right of way line of a 50 foot wide right of way known as Henry Drive; thence run along said Easterly right of way line South 00 degrees 17 minutes 29 seconds West 50.11 feet to a rod and cap; thence leaving said Easterly right of way line run North 89 degrees 47 minutes 43 seconds East 100.22 feet to the Point of Beginning.

Parcel 7;

Block "E" Lot 33 LAKE ELLEN PROPER (unrecorded)

Commence at the Southeast corner of Section 26, Township 4 South, Range 2 West, Wakulla County Florida; thence run North 00 degrees 00 minutes 00 seconds East 2028.00 feet; thence run North 90 degrees 00 minutes 00 seconds West 1400.00 feet to a rod and cap lying on the Westerly right of way line of a 50 foot wide right of way known as John David Drive; thence leaving said Westerly right of way line run South 89 degrees 47 minutes 43 seconds West 100.23 feet to a re-bar; thence run North 00 degrees 02 minutes 34 seconds East 50.01 feet to a re-bar, said point being the Point of Beginning; thence leaving said Point of Beginning run South 89 degrees 51 minutes 09 seconds West 100.00 feet to a re-bar said point lying on the Easterly right of way line of a 50 foot wide right of way known as Henry Drive; thence run

along said Easterly right of way line North 00 degrees 17 minutes 29 seconds East 50.09 feet to a rod and cap; thence leaving said Easterly right of way line run North 89 degrees 54 minutes 12 seconds East 99.78 feet to a rod and cap; thence run South 00 degrees 02 minutes 34 seconds West 50.00 feet to the Point of Beginning.

**Parcel 8;**

A parcel of land lying in Section 4, Township 5 South, Range 2 West, Wakulla County, Florida, described as follows;

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 4, Township 5 South, Range 2 West, and run East 92 yards (276 feet) to the Point of Beginning; from said point of beginning run East the distance of 48 yards (144 feet); thence run South to the North boundary line of the right of way of State Road No. 10; thence run West along the North boundary line of the right of way of State Road No. 10 the distance of 48 yards (144 feet); thence run North to the point of beginning.

Less and Except any portion lying in the Road right of way.

**Parcel 9;**

Commence at a US Government concrete monument marking the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 2 South, Range 1 West, Wakulla County, Florida, and thence run South 00 degrees 06 minutes 55 seconds West along the West boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 19 a distance of 990.00 feet; thence run South 89 degrees 55 minutes 53 seconds East 792.00 feet to a concrete monument; thence run South 00 degrees 21 minutes 41 seconds West 153.66 feet to a concrete monument on the Southerly right of way boundary of State Road No. S-373-A, said point lying on a curve concave to the Southerly; thence run Northeasterly along said Southerly right of way boundary and along said curve with a radius of 2814.79 feet through a central angle of 00 degrees 36 minutes 43 seconds for an arc distance of 30.06 feet, the chord of said arc being North 86 degrees 23 minutes 12 seconds East 30.06 feet; thence run South 00 degrees 21 minutes 41 seconds West 873.43 feet to the Point of Beginning; from said Point of Beginning continue South 00 degrees 21 minutes 41 seconds West 103.77 feet; thence run South 89 degrees 38 minutes 19 seconds East 99.38 feet; thence run North 05 degrees 47 minutes 47 seconds East 96.12 feet; thence run South 82 degrees 29 minutes 17 seconds West 24.00 feet; thence run North 07 degrees 30 minutes 43 seconds West 12.00 feet; thence run West 83.06 feet to the Point of Beginning.

Together with a 10 foot Access Easement, described as follows;

Commence at a US Government concrete monument marking the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 2 South, Range 1 West, Wakulla County, Florida, and thence run South 00 degrees 06 minutes 55 seconds West along the West boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 19 a distance of 990.00 feet; thence run South 89 degrees 55 minutes 53 seconds East 792.00 feet to a concrete monument; thence run South 00 degrees 21 minutes 41 seconds West 153.66 feet to a concrete monument on the Southerly right of way boundary of State Road No. S-373-A, said point lying on a curve concave to the Southerly; thence run Northeasterly along said Southerly right of way boundary and along said curve with a radius of 2814.79 feet through a central angle of 00 degrees 36 minutes 43 seconds for an arc distance of 30.06 feet, the chord of said arc being North 86 degrees 23 minutes 12 seconds East 30.06 feet; to the Point of Beginning; from said Point of Beginning continue Northeasterly along Southerly right of way boundary and along curve with a radius of 2814.79 feet through a central angle of 00 degrees 12 minutes 15 seconds for an arc distance of 10.03 feet, the chord of said arc being North 86 degrees 47 minutes 39 seconds East 10.02 feet; thence run South 00 degrees 21 minutes 41 seconds West 874.00 feet; thence run West 10.00 feet; thence run North 00 degrees 21 minutes 41 seconds East 873.43 feet to the Point of beginning.