

This Instrument prepared by & return to

Name: Lowe Title Services

*Address: 68 A Feli Way
Crawfordville, Florida 32327*

Parcel ID#: 00-00-034-009-08343-000

WARRANTY DEED

THIS WARRANTY DEED is made this 1st day of AUGUST, 2022, by Gary Poppell, a married man, whose address is 558 Union Springs Rd., Whigham, GA 39897 and Bonnie Poppell, a single woman, whose address is 576 Union Springs Rd., Whigham, GA 39897 ("Grantors"), to Golden Construction Company, Inc., a Florida corporation, whose address is 204 Shadeville Road, Crawfordville, Florida 32327 ("Grantee").

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same.)

WITNESSETH: That in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, Grantors do hereby remise, release and transfer unto Grantee forever, all the right, title, interest, claim and demand which Grantors have in and to the described land, situate, lying and being in the County of Wakulla, State of Florida, described on **Exhibit "A"** attached hereto and made a part hereof.

The property described herein is the same property that became vested in Grantors by Special Warranty Deed recorded in OR Book 1271, Page 794 of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2022 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantors have set their hands and seals the day and year first above written.

Signed and sealed in the presence of:

David J. Kendrick
Witness Signature

David J. Kendrick
Printed Name

Gary Poppell L.S.
Gary Poppell as to 50% interest

Ana Elena Brown
Witness Signature
Ana Elena Brown
Printed Name

STATE OF GEORGIA
COUNTY OF Decatur

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 2nd day of August, 2022, by Gary Poppell, a married man, who is personally known to me or has produced N/A as identification.

(Seal)



David A. Kendrick
David A. Kendrick
NOTARY PUBLIC
My Commission Expires:

David J. Kendrick
Witness Signature

David J. Kendrick
Printed Name

Bonnie Poppell L.S.
Bonnie Poppell as to 50% interest

Ana Elena Brown
Witness Signature

Ana Elena Brown
Printed Name

STATE OF GEORGIA

COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 1st day of August, 2022, by Bonnie Poppell, a single woman, who is personally known to me or has produced P/A as identification.



David A. Kendrick
DAVID A. KENDRICK
NOTARY PUBLIC
My Commission Expires:

EXHIBIT "A"

Parcel ID No. 00-00-034-009-08343-000

Lot 64, Block 5, WAKULLA GARDENS UNIT TWO, as shown by plat of said subdivision or recorded at Plat Book 1, Page 42, Public Records of Wakulla County, Florida.

Unofficial Copy