

This instrument prepared by and please return to:

Name Thomas F. Panebianco, Attorney
Address PO Box 3546
Tallahassee, FL 32315
Property Appraiser's Parcel
ID No. 25-3S-01E-000-05473-000

WARRANTY DEED

THIS INDENTURE, made this 7th day of October, 2022, between:

Grantor: MCKENZIE PROPERTY MANAGEMENT, INC. f/k/a MCKENZIE TANK LINES, INC., a Florida corporation, PO Box 1200, Tallahassee, FL 32302.

AND

Grantee: P & B POLK INVESTMENTS, LLC, a Florida limited liability company, whose street address is 2901 NE 36th St., Lighthouse Point, FL 33064

Witnesseth: That the Grantor, for and in consideration of the sum of \$ 10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto Grantee and Grantee's successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Wakulla, State of Florida, to wit:

See Legal Description attached as Exhibit A and incorporated by reference as though set forth in full.

SUBJECT TO:

1. Ad valorem real property taxes for 2022 and subsequent years.
2. Easements, covenants and restrictions of record, if any, which are not reimposed or extended hereby.

and Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

MCKENZIE PROPERTY MANAGEMENT, INC., f/k/a MCKENZIE TANK LINES, INC.

Chris Joyner
First Witness Signature

By: Thomas F. Panebianco
Thomas F. Panebianco, President
PO Box 1200, Tallahassee, FL 32302

Chris Joyner
Printed Name

John F. Hubbs
Second Witness Signature

John F. Hubbs
Type/Print Name

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this by means of physical presence or online notarization _____ (date), by Thomas F. Panebianco, as President of MCKENZIE PROPERTY MANAGEMENT, INC., f/k/a MCKENZIE TANK LINES, INC. (who is personally known to me or who has produced _____ (type of identification) as identification.

John F. Hubbs (Signature)

(Seal)

John F. Hubbs
(Notary's Name print, type of stamp)

(Title or Rank)

(Serial number, if any)

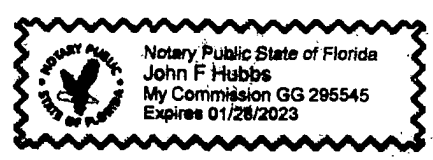


EXHIBIT A

The South 300 feet of the East Half of the Northeast Quarter of the Northwest Quarter of Section 27, Township 3 South, Range 1 East, Wakulla County, Florida, and the South 300 feet of the Northwest Quarter of the Northeast Quarter of Section 27, Township 3 South, Range 1 East, Wakulla County, Florida, lying West of the right of way boundary of State Road No. 363, more particularly described as follows:

Begin at a terra cotta monument marking the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 27, Township 3 South, Range 1 East, Wakulla County, Florida, and run North 89 degrees 39 minutes 36 seconds East 508.16 feet to a concrete monument on the West right of way boundary of said State Road No. 363 (100 foot right of way), thence North 17 degrees 00 minutes 57 seconds West along said right of way boundary 313.15 feet to a concrete monument, thence South 89 degrees 43 minutes 35 seconds West 1077.85 feet to a concrete monument, thence South (bearing base) 299.82 feet to a terra cotta monument marking the southwest corner of the East Half of the Northeast Quarter of the Northwest Quarter, of said Section 27, thence North 89 degrees 47 minutes 00 seconds East 661.33 feet to the POINT OF BEGINNING: containing 7.74 acres, more or less.

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