

Prepared By and Return To:

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

Order No.: 22C-0630

Property Appraiser's Parcel I.D. (folio) Number:
34-2S-01W-000-04215-005

WARRANTY DEED

THIS WARRANTY DEED dated October 31, 2022, by GIBBS INVESTMENTS AND DEVELOPMENTS, L.L.C., existing under the laws of FL, and having its principal place of business at 2367 Centerville Rd, Tallahassee, Florida 32308 (the "Grantor"), to Guerry Doolittle, a single person, whose post office address is 486 Old Shell Point Rd, Crawfordville, Florida, 32327 (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 Five Hundred Ninety-Five Thousand And No/100 Dollars (\$595,000.00) 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, viz:

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

Subject property is not the homestead of the Grantor as defined by the laws of the State of Florida.

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

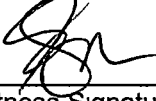
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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; 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: 2022.

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

Signed, sealed and delivered in presence of:



Witness Signature

Sherry Fordham

Printed Name of First Witness

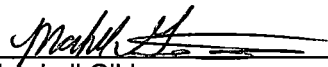


Witness Signature

Magnolia Greene


Printed Name of Second Witness

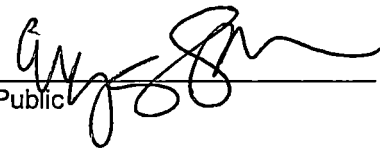
GIBBS INVESTMENTS AND DEVELOPMENTS,
L.L.C.

BY: 

Marshall Gibbs
Managing Member

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 31st of October, 2022 by Marshall Gibbs, as Managing Member of GIBBS INVESTMENTS AND DEVELOPMENTS, L.L.C., who is/are personally known to me or who produced  as identification.



Notary Public
(SEAL)

Unofficial Copy

EXHIBIT A
Legal Description

Commence at a concrete monument marking the Northeast corner of Section 34 (also being the Southeast corner of Section 27), Township 2 South, Range 1 West, Wakulla County, Florida, thence run South 89 degrees 53 minutes 22 seconds West 117.18 feet to a iron pipe lying on the Easterly right of way of Wakulla Springs Road; thence run South 89 degrees 52 minutes 13 seconds West 199.99 feet to a iron pipe lying on the Westerly right of way of Wakulla Springs Road, thence run South 89 degrees 51 minutes 24 seconds West 258.64 feet to a rod and cap, said point lying on the Westerly maintained right of way of Old Shell Point Road; thence run along said maintained right of way South 28 degrees 53 minutes 09 seconds West 503.53 feet to a rod and cap for the POINT OF BEGINNING; thence from said Point of Beginning continue along said maintained right of way as follows. South 24 degrees 22 minutes 47 seconds West 667.92 feet to a rod and cap; thence South 27 degrees 45 minutes 53 seconds West 179.19 feet to a rod and cap, thence South 28 degrees 40 minutes 43 seconds West 133.05 feet to a rod and cap; thence leaving said maintained right of way run South 89 degrees 55 minutes 01 seconds West 56.20 feet to a rod and cap; thence North 01 degrees 15 minutes 06 seconds West 938.05 feet to a rod and cap; thence South 83 degrees 49 minutes 19 seconds East 502.64 feet to the Point of Beginning.

Unofficial Copy