

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **00-00-071-000-10124-000**

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 15th day of **December**, 2022 by **VICKIE DIANE BROWN**, unmarried, herein called the grantor, to **PAFFORD PROPERTIES & CONSTRUCTION, LLC**, a Florida Limited liability company, whose post office address is **285 TIGER HAMMOCK ROAD, CRAWFORDVILLE, FL 32327**, 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 MADE A PART HEREOF

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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

[Signature]
Witness #1 Signature
Jan H Colvin
Witness #1 Printed Name

[Signature]
VICKIE DIANE BROWN
320 REHWINKEL ROAD, CRAWFORDVILLE, FL 32327

[Signature]
Witness #2 Signature
Savannah Hollington
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization, this 15th day of **December**, 2022 by **VICKIE DIANE BROWN** who is personally known to me or has produced DL as identification.

SEAL

[Signature]
Notary Public

Printed Notary Name

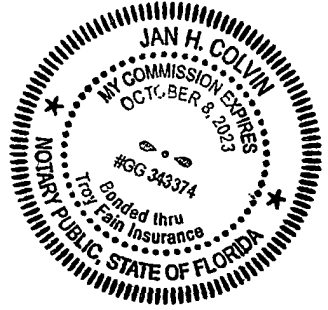


EXHIBIT "A"

Commence at the Southwest corner of Lot 71 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 17 degrees 38 minutes 10 seconds West along the West boundary of said Lot 71, a distance of 2111 21 feet to a St. Joe Paper Company concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 72 degrees 29 minutes 38 seconds East 420 77 feet to a concrete monument on the Westerly right-of-way boundary of Rehwinkel Road, thence run along said right-of-way boundary as follows. North 41 degrees 16 minutes 41 seconds West 44 83 feet to a point of curve to the right, thence Northwesterly along said curve with a radius of 1560 51 thru a central angle of 07 degrees 27 minutes 09 seconds for an arc distance of 202 98 feet, the chord of said arc being North 37 degrees 50 minutes 05 seconds West 202 84 feet, thence North 56 degrees 10 minutes 27 seconds East 2 50 feet, thence North 33 degrees 49 minutes 33 seconds West 69 34 feet, thence leaving said right-of-way boundary run South 71 degrees 57 minutes 27 seconds West 315.37 feet to a St. Joe Paper Company concrete monument, thence run South 17 degrees 32 minutes 52 seconds East along the West boundary of said Lot 71, a distance of 295 53 feet to the POINT OF BEGINNING containing 2 50 acres, more or less.

Official Copy

Rec Fee _____
 Doc Stamp _____
 Int. Tax _____
 TOTAL _____