

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. 34-3S-01E-000-05532-001

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 14th day of March, 2023 by ROSCOE GRANT and CYNTHIA GRANT, HUSBAND AND WIFE, herein called the grantors, to KIMBERLY L. PERKINS and JOHN CLINTON WAGONER, III, WIFE AND HUSBAND, whose post office address is 10800 APALACHEE PKWY, TALLAHASSEE, FL 32311 hereinafter called the Grantees
(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 grantors, 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 by reference 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 grantors hereby covenant with said grantees 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, and hereby warrant 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, 2022.

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

Signed, sealed and delivered in the presence of.

[Signature]
Witness #1 Signature
KATHRYN PLOUFFE
Witness #1 Printed Name

[Signature]
ROSCOE GRANT
46 SAVANNAH FOREST CIRCLE, CRAWFORDVILLE, FL

[Signature]
Witness #2 Signature
Jan H Colvin
Witness #2 Printed Name

[Signature]
CYNTHIA GRANT
46 SAVANNAH FOREST CIRCLE, CRAWFORDVILLE, FL

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 14th day of March, 2023 by ROSCOE GRANT and CYNTHIA GRANT who are personally known to me or have produced FUDI as identification.

SEAL



[Signature]
Notary Public

Printed Notary Name

EXHIBIT "A"

Parcel 2.

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST AND THENCE RUN DUE WEST FOR A DISTANCE OF 127.18 FEET TO A POINT ON THE EASTERN BOUNDARY LINE OF STATE ROAD NUMBER 30; THENCE RUN NORTH 16 DEGREES 29 MINUTES WEST ALONG THE EASTERN BOUNDARY LINE OF SAID STATE ROAD NUMBER 30 FOR A DISTANCE OF 953.26 FEET TO A POINT OF THE EASTERN BOUNDARY OF SAID STATE ROAD NUMBER 30, WHICH SAID POINT IS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE NORTH 73 DEGREES 20 MINUTES EAST FOR A DISTANCE OF 250 FEET; THENCE RUN NORTH 16 DEGREES 29 MINUTES WEST FOR A DISTANCE OF 200 FEET; THENCE RUN SOUTH 73 DEGREES 20 MINUTES WEST FOR A DISTANCE OF 250 FEET; THENCE RUN SOUTH 16 DEGREES 29 MINUTES EAST FOR A DISTANCE OF 200 FEET AND ALONG THE EASTERN BOUNDARY OF SAID STATE ROAD NUMBER 30 TO A POINT WHICH IS THE POINT OF BEGINNING; ALL OF SAID PROPERTY BEING A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 1 EAST AND COMPOSING AND BEING LOTS NUMBERED 12, 13, 29 AND 30 OF BLOCK "C" OF THE A.F. RICH SUBDIVISION, IN WAKULLA COUNTY, FLORIDA.

The above described land being more recently surveyed by EDWIN G. BROWN AND ASSOCIATES, INC., dated August 12, 2022, under Job Number 22-524 and described as follows:

Commence at the Southeast corner of the Northeast quarter of Section 34, Township 3 South, Range 1 East, Wakulla county, Florida; thence run North 90 degrees 00 minutes 00 seconds West 127.18 feet to a point lying on the Easterly right of way line of a 100' wide right of way known as Port Leon Drive; thence run along said Easterly right of way line North 16 degrees 29 minutes 00 seconds West 953.26 feet to an iron pipe, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Easterly right of way line North 16 degrees 29 minutes 00 seconds West 200.41 feet to a re-bar; thence leaving said Easterly right of way line run North 73 degrees 24 minutes 06 seconds East 250.16 feet to a rod and cap; thence run South 16 degrees 26 minutes 22 seconds East 200.22 feet to an iron pipe; thence run South 73 degrees 21 minutes 29 seconds West 250.01 feet to the POINT OF BEGINNING. Containing 1.15 acres more or less.