

Record and Return to:

Wakulla County Public Works
3093 Crawfordville Highway
Crawfordville, FL 32327

This Document Prepared by:

Kirsten H. Mood, Esq.
1500 Mahan Drive, Suite 200
Tallahassee, FL 32308

Parcel ID No. 00-00-078-013-10931-000

GENERAL WARRANTY DEED

THIS WARRANTY DEED, made this 31 day of July, 2023, between Northwest Florida Operations, Inc., a Florida profit corporation, whose mailing address is PO Box 15887, Tallahassee, FL 32317, hereinafter called Grantor, and Wakulla County, a political subdivision of the State of Florida, whose mailing address is 3093 Crawfordville Highway, Crawfordville, Florida 32327, its successors, and assigns, hereinafter called 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 organizations.

WITNESSETH:

The Grantor, for and in consideration of the sum of One dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, the following described land, situate, lying and being in the Wakulla County, Florida (the "Property"), more particularly described as:

See Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that 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 warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; that said land is subject to all matters of record and taxes for the current year. Said Property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

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

WITNESSES

NORTHWEST
OPERATIONS, INC.

FLORIDA

Shalyn Dennison
(Witness No. 1 - Signature)

Shalyn Dennison
(Witness No. 1 - Printed)

Tessa Johnson
(Witness No. 2 - Signature)

Tessa Johnson
(Witness No. 2 - Printed)

R. Richard Yates
President

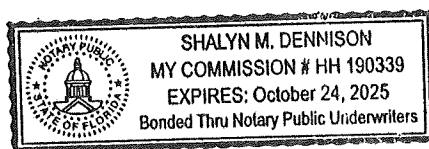
STATE OF FLORIDA
COUNTY OF LEON

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 31 day of July 2023, by R. Richard Yates, as President of Northwest Florida Operations, Inc., who is personally known to me or has produced _____ as identification.

(Notary Stamp)

Shalyn Dennison
Signature of Notary Public
Printed Name of Notary: Shalyn H. Mood
Commission Number: HH 197394
Commission Expiration: 11/11/2025

SD 07/31/23
SD 07/31/23
SD 07/31/23
10/24/2025



Lot 12, Block "D", Magnolia Gardens, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 37 in the Public Records of Wakulla County, Florida

1. No Improvements were located in this survey other than those shown hereon.
2. No underground encroachments, utilities or foundations were located in this survey.
3. All measurements shown hereon are Standard U.S. Survey Feet, and declinate thereof.
4. As noted from Flood Insurance Rate Map for Winkler County, Florida, Community-Parcel Number 121292 0250 E, Date of Firm Index: September 28, 2014. This Property is located in Zone "A" & "X".
5. The use of this survey is limited to the specific transaction shown hereon.
6. Subject to zoning setbacks, easements and restrictions thereof.
7. Adjacent deeds of record were not provided to this firm.
8. Elevations are based on NAVD 88 Datum.
9. Bearings shown hereon are based on Florida State Plane Coordinates Zone F1 North 83/90.

(IN FEET)
1 inch = 20 ft.

H/D - HAIL AND DAP
 HZ - RE-PAI
 OFS - OFFICIAL RECORDER BOOK
 CI - CONCRETE JOINTMENT
 PGB - POINT OF BEGINNING
 POC - POINT OF COMMENCEMENT
 SNG - SET 3/4" RE-PAI #674
 SET - SET MAIL & CAP #672
 FLE - FINISHED FLOOR ELEVATION
 E - ELEVATION
 TEN - TEMPORARY BENCHMARK
 B - BENCH
 M - MEASURED
 M - MEASURED
 R/W - RIGHT OF WAY
 HZ - HAZARD
 DEL - DELTA OR BOLLDED ANGLE
 C - CIRCLED LENGTH
 C - CIRCLED BEARING
 L - LINE LENGTH
 RD - ROAD AND GAP
 P - PILE
 PC - POINT OF CURVE
 C - CENTER LINE
 C - CALCULATED
 FND - FUND
 RW - RIGHT ELEVATION
 TC - TANGENT
 SPC - SET JOE PAMON COMPANY
 -MG- OVERHEAD ELECTRIC LINE
 T - TOWNSHIP
 N - NORTH
 S - SOUTH
 E - EAST
 W - WEST
 C - CALCULATED POINT
 FRW - PERMANENT REFERENCE MONUMENT
 RD - ROAD
 PT - POINT OF TANGENT
 POT - POINT OF TANGENT
 OL - POWER POLE
 C - SET 3/4" #674
 CI - JOINT CONCRETE JOINTMENT
 S - SERVICE POLE
 C - FIND MONUMENTATION
 P - POLE OF PAYMENT
 L - LIGHT POLE
 C - CURVE TAC (SEE CURVE TABLE)
 L - LINE TAC (SEE LINE TABLE)
 ID - IDENTIFICATION
 T - TYPICAL
 V - VALVE
 S - WATER VALVE
 PI - PILE
 N - NUT
 M - METER
 B - BENCH MARK
 SO - DRIVE OFF
 MCP - MECHANIZED CONCRETE PIPE
 P - POLYMER CHLORIDE PIPE
 CUP - CORRUGATED METAL PIPE
 LATH - LEAN HIGH WATER LINE
 FLD - FLORIDA DEPARTMENT OF TRANSPORTATION
 FLD - FLORIDA DEPARTMENT OF TRANSPORTATION
 (TYP) - TYPICAL
 ER - EDGE OF ROAD
 BND - BOUNDARY
 BND - BOUNDARY
 A - NOT TO SCALE
 FPD - FRESHMAN FLOOD ZONE
 CSL - 1975 COASTAL SETBACK LINE
 FPD - FRESHMAN FLOOD ZONE
 SFL - SEASONAL HIGH WATER LINE
 C - CORNER PERMIT LINE
 C - CURVE CENTER
 C - CURVE CENTER

EDWIN BROWN & ASSOCIATES

SURVEYORS * MAPPERS

(950) 926-3010 338-433-4436 FAX (950) 926-8780
P.O. Box 625 2813 Crawfordville Hwy. Crawfordville, FL 32320

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Not valid without the signature and the original

WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 0959
(LBS 8473)

and the original map
for end mapping

MADE IN GROW
NO. 5959
STATE OF
FLORIDA
JUN 13 1961

THIS SURVEY IS CERTIFIED TO:
WAKULLA COUNTY BOARD OF COUNTY COMMISSIONERS;
HABERS, GREEN & NICKERSON, P.A.;
ATTORNEY'S FUND TITLE SERVICES, LLC;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS SURVEY WAS PREPARED FOR THE SOLE BENEFIT OF THE ABOVE CERTIFIED ENTITIES AND/OR INDIVIDUALS AND IS INTENDED TO BE USED FOR THE CURRENT TRANSACTION ONLY. INDIVIDUALS OR ENTITIES WHICH ARE NOT SPECIFICALLY LISTED ABOVE ARE NOT ENTITLED TO RELY UPON THIS BOUNDARY SURVEY FOR ANY PURPOSE. FURTHERMORE, THIS SURVEYOR IS NOT OBLIGATED TO AND WILL NOT SUPPORT THIS BOUNDARY SURVEY TO ANY INDIVIDUAL OR ENTITY WHICH IS NOT SPECIFICALLY LISTED ABOVE.

PLAN OF BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR
WAKULLA COUNTY BOARD
OF COUNTY COMMISSIONERS

PREPARED BY

EDWIN G. BROWN AND ASSOCIATES, INC.

2813 CRAWFORDVILLE HWY. P.O. BOX 828 CRAWFORDVILLE, FL. 32328 (904) 925-3018

NOTEBOOK/PAGE: 508/48	COUNTY: WAKULLA	DRAWN BY: AA	REVIEWED BY: WGB
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NOTEBOOK/PAGE	HARTSFIELD LOT 75	SCALE 1" = 20'	CHECKED BY WGB
NOTEBOOK/PAGE		SURVEY DATE	JUNE 5, 1988

REPORT: 1 OF 1		JOB NUMBER		PSU	
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