

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**KATHRYN PLOUFFE**

**WAKULLA TITLE COMPANY, INC.**

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **23-5S-03W-000-01092-000**

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the 5<sup>th</sup> day of September, 2023 by **BETTER SWAMPS AND GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, herein called the grantor, to **GOLDEN CONSTRUCTION COMPANY INC, A FLORIDA CORPORATION** whose post office address is **204 SHADEVILLE HIGHWAY, 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)*

**W I T N E S S E T H:** 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 by reference made a part hereof**

**Subject to easements, restrictions and reservations of record and to taxes for the year 2023 and thereafter.**

**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, 2022

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

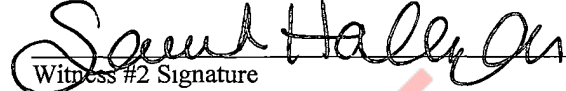
\*\*\*The rest of this page has been intentionally left blank\*\*\*

Signed, sealed and delivered in the presence of:

  
 Witness #1 Signature

KATHRYN PLOUFFE  
 Witness #1 Printed Name

Witness Address: 3004 CRAWFORDVILLE HWY  
 CRAWFORDVILLE, FL 32327

  
 Witness #2 Signature

SAVANNAH HOLLINGTON  
 Witness #2 Printed Name

Witness Address: CRAWFORDVILLE, FL  
 32327

STATE OF FLORIDA  
 COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by ( X ) physical presence or ( ) online notarization this 7th day of September, 2023 by WINIFRED JENKINS-RICE, MANAGER of BETTER SWAMPS AND GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY on behalf of the corporation She is personally known to me or has produced \_\_\_\_\_ as identification

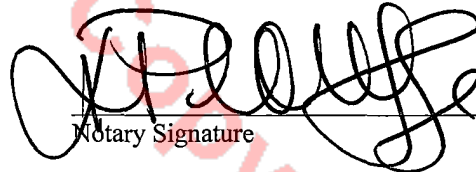
SEAL

My Commission Expires



BETTER SWAMPS AND GARDENS, LLC, A FLORIDA  
 LIMITED LIABILITY COMPANY

  
 WINIFRED JENKINS-RICE, MANAGER  
 76 BAY DRIVE, PANACEA, FL 32346

  
 Notary Signature

Printed Notary Signature

Kathryn Plouffe  
Witness #1 Signature  
Kathryn Plouffe

Witness #1 Printed Name

Witness Address: Crawfordville, FL 32327

Savannah Hollington  
Witness #2 Signature

Savannah Hollington  
Witness #2 Printed Name

Witness Address: Crawfordville, FL 32327

Ann Bartholomew  
ANN BARTHOLOMEW, MANAGER

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by ( X ) physical presence or ( ) online notarization this 7th day of September, 2023 by ANN BARTHOLOMEW, MANAGER of BETTER SWAMPS AND GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY on behalf of the corporation. She is personally known to me or has produced FIDL as identification

SEAL

My Commission Expires.



Kathryn Plouffe  
Notary Signature

[Signature]  
 Witness #1 Signature

KATHRYN PLOUFFE  
 Witness #1 Printed Name

Crawfordville, FL 32327  
 Witness Address

[Signature]  
 Witness #2 Signature

Savannah Hollington  
 Witness #2 Printed Name

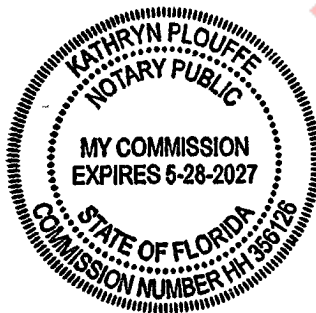
Crawfordville, FL 32327  
 Witness Address:

STATE OF FLORIDA  
 COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by ( X ) physical presence or ( ) online notarization this 7th day of September, 2023 by CARMEN STURCHIO, MANAGER of BETTER SWAMPS AND GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY on behalf of the corporation She is personally known to me or has produced FLD as identification

SEAL

My Commission Expires.



Carmen Sturchio  
 CARMEN STURCHIO, MANAGER

[Signature]  
 Notary Signature

[Signature]  
Witness #1 Signature

Lavryn Zalud  
Witness #1 Printed Name

Witness Address: 1015 Westhaven Blvd Ste 150  
Franklin TN 37064

[Signature]  
Witness #2 Signature

Madison House  
Witness #2 Printed Name

Witness Address: 1015 Westhaven Blvd Ste 150  
Franklin TN 37064

STATE OF Tennessee  
COUNTY OF Williamson

The foregoing instrument was acknowledged before me by ( X ) physical presence or ( ) online notarization this 5 day of September, 2023 by RITA J. JORGENSEN, MANAGER of BETTER SWAMPS AND GARDENS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, on behalf of the corporation. She is personally known to me or has produced drivers license as identification.

SEAL



[Signature]  
Notary Signature

My Commission Expires. 1/28/2024

Lavryn Zalud

## EXHIBIT "A"

Commence at a concrete monument marking the Southeast corner of Section 23, Township 5 South, Range 3 West, Wakulla County, Florida and proceed South 89 degrees 37 minutes 58 seconds West along the South boundary of said Section 23 a distance of 268.21 feet to a point lying on the Westerly right-of-way boundary of U.S. Highway No. 319, thence run North 11 degrees 30 minutes 00 seconds East along the Westerly right-of-way boundary of U.S. Highway No. 319 a distance of 745.90 feet to a concrete monument (marked #4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary run North 78 degrees 30 minutes 00 seconds West 110.00 feet to a concrete monument (marked #4261), thence run North 11 degrees 30 minutes 00 seconds East 1100.00 feet to a re-rod (marked #4261), thence run South 78 degrees 30 minutes 00 seconds East 110.00 feet to a re-rod (marked #4261) lying on the Westerly right-of-way boundary of said U.S. Highway No. 319, thence run South 11 degrees 30 minutes 00 seconds West along said Westerly right-of-way boundary 1100.00 feet to the POINT OF BEGINNING containing 2.78 acres, more or less.