

Prepared by
Randi A Dodson
2906 Plant Street
Tallahassee, FL 32304
Parcel ID No
00-00-019-000-06531-100

WARRANTY DEED

Made this 5th day of SEPTEMBER, 2023 A D by **Lewis & Thompson Electric, Inc.,**
a Florida Corporation, whose post office address is: 2906 Plant Street, Tallahassee, FL 32304
hereinafter called the grantor to: Ryan C. Dodson and Logan K. Dodson, **Husband and**
Wife, whose post office address is: 518 Tiger Hammock Rd., Crawfordville FL, 32327
hereinafter called the grantee(s)

(Whenever used herein the term "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 NO/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise and release, unto the grantee forever, all right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Wakulla County, Florida, viz. approximately 20 acres described by metes and bounds as follows.

See Attached Exhibit "A"

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

TO HAVE AND TO HOLD, the grantor(s) hereby fully warrant the title to said land to be free and clear, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Witness *Randi Dodson*
Name RANDI DODSON

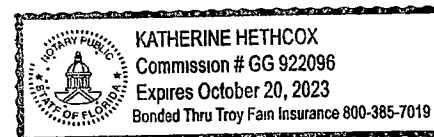
Steve Dodson
Steve Dodson, President

Witness *Mike Esser*
Name MIKE ESSER

State of Florida
County of Leon

The forgoing instrument was acknowledged before me this 5th day of SEPTEMBER, 2023, by Steve Dodson, who did not take an oath as President, for Lewis & Thompson Electric, Inc

Notary Public
Katherine Hethcox
Katherine Hethcox
Printed name/my commission Expires



20 01 ACRES

Commence at a St. Joe Paper Company concrete monument marking the Northwest corner of Lot 19 of the Hartsfield Survey of Lands in Wakulla County, Florida; thence run South 17 degrees 30 minutes 06 seconds East 608 68 feet to a St. Joe Paper Company concrete monument lying on the Northerly right of way line of a 200' wide electric transmission parcel as described in Deed Book 58, Page 410, in the Public Records of Wakulla County, Florida; thence run along said Northerly right of way line South 85 degrees 23 minutes 37 seconds East 2561.60 feet to the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Northerly right of way line run North 17 degrees 19 minutes 38 seconds West 571.61 feet, thence run North 72 degrees 40 minutes 22 seconds East 1099 44 feet; thence run South 17 degrees 19 minutes 38 seconds East 1014.33 feet to a rod and cap lying on the Northerly right of way line of said Electric Transmission Parcel as described in Deed Book 58, Page 410; thence run along said Northerly right of way line North 85 degrees 23 minutes 37 seconds West 1185 24 feet to the POINT OF BEGINNING Containing 20.01 acres more or less.

TOGETHER WITH AN INGRESS, EGRESS AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 692, PAGE 604, IN THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA

SUBJECT TO AND TOGETHER WITH A 60' WIDE INGRESS, EGRESS AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

Commence at a St. Joe Paper Company concrete monument marking the Northwest corner of Lot 19 of the Hartsfield Survey of Lands in Wakulla County, Florida; thence run South 17 degrees 30 minutes 06 seconds East 608.68 feet to a St. Joe Paper Company concrete monument lying on the Northerly right of way line of a 200' wide electric transmission parcel as described in Deed Book 58, Page 410, in the Public Records of Wakulla County, Florida; thence run along said Northerly right of way line as follows: South 85 degrees 23 minutes 37 seconds East 2561.60 feet; thence run South 85 degrees 23 minutes 37 seconds East 1120.55 feet to a re-bar said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Northerly right of way line run North 17 degrees 19 minutes 38 seconds West 990.17 feet; thence run North 72 degrees 40 minutes 22 seconds East 60.00 feet; thence run South 17 degrees 19 minutes 38 seconds East 1014 33 feet to a rod and cap lying on the Northerly right of way line of said Electric Transmission Parcel as described in Deed Book 58, Page 410; thence run along said Northerly right of way line North 85 degrees 23 minutes 37 seconds West 64 68 feet to the POINT OF BEGINNING.