

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: **01-6S-02W-147-03576-F30\01-6S-02W-147-03576-F31\01-6S-02W-147-03576-F32**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20th day of **September, 2023** by **TIDE CREEK VENTURES, LLC, A FLORIDA Limited liability company**, herein called the grantor, to **FORGOTTEN COAST RV RESORT LLC, a Florida Limited liability company** whose post office address is 4404 BLOUNTSTOWN HIGHWAY, TALLAHASSEE, FL 32304, 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 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 is intentionally left blank

Signed, sealed and delivered in the presence of

WITNESS

Amy M. Cox

Witness #1 Signature

Amy M. Cox

Witness #1 Printed Name

Witness Address: 1062 Highland Colony Pkwy
Ridgeland, MS 39157

WITNESS

Ashley D. Bufkin

Witness #2 Signature

Ashley D. Bufkin

Witness #2 Printed Name

Witness Address: 1062 Highland Colony Pkwy
Ridgeland, MS 39157

NOTARIZE

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by (X) physical presence or () online notarization this 20th day of September, 2023 by CHRISTIANA S. SUGG, as Manager of TKB Assets, LLC, as Manager of TIDE CREEK VENTURES, LLC, A FLORIDA Limited liability company on behalf of the company She is personally known to me or has produced MS Drivers License as identification.

SEAL

My Commission Expires



TIDE CREEK VENTURES, LLC, A FLORIDA Limited liability company

By: TKB ASSETS, LLC, Its Manager
P O BOX 1465, RIDGELAND, MS 39158

PLEASE
SIGN -->

By:

Christiana S. Sugg
CHRISTIANA S. SUGG, Its Manager

Ashley D. Bufkin

Notary Signature

Ashley D. Bufkin

Printed Notary Signature

EXHIBIT "A"

Commence at a concrete monument marking the Southeast corner of Lot 1, Block "E", of Tarpine, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 36, of the Public Records of Wakulla County, Florida, and thence run North 86 degrees 15 minutes 20 seconds East 450.74 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 86 degrees 15 minutes 20 seconds East 210.35 feet to a concrete monument, thence run North 23 degrees 45 minutes 34 seconds West 108.36 feet to an iron pipe, thence run North 25 degrees 30 minutes 19 seconds West 92.55 feet to an iron pipe, thence run South 71 degrees 59 minutes 02 seconds West 3.02 feet to a re-rod, thence run North 27 degrees 12 minutes 40 seconds West 199.90 feet to a re-rod, thence run North 71 degrees 58 minutes 13 seconds East 199.95 feet to a point on the Westerly right-of-way boundary of U.S. Highway No. 98, said point lying on a curve concave to the Southwesterly, thence run Northwesterly along said right-of-way boundary and along said curve with a radius of 3334.41 feet thru a central angle of 00 degrees 41 minutes 14 seconds for an arc distance of 40.00 feet, the chord of said arc being North 29 degrees 13 minutes 00 seconds West 40.00 feet, thence run South 71 degrees 58 minutes 59 seconds West 400.00 feet, thence run South 27 degrees 09 minutes 16 seconds East 389.36 feet to the POINT OF BEGINNING containing 2.08 acres, more or less.

Parcel II

Begun at a concrete monument (marked #2919) marking the Southeast corner of Lot 1, Block "E" of Tarpine, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 36 of the Public Records of Wakulla County, Florida. From said POINT OF BEGINNING run North 04 degrees 06 minutes 13 seconds East 70.85 feet to a concrete monument (marked #2919) lying on the Southeasterly right-of-way boundary of Woodrider Trail said point also lying on a curve concave to the Northwesterly, thence run Northeasterly and Northwesterly along the Southeasterly and Easterly right-of-way boundary of said Woodrider Trail the following courses: along the arc of a curve concave to the Northwesterly with a radius of 355.02 feet, through a central angle of 54 degrees 09 minutes 55 seconds, for an arc distance of 335.62 feet, chord being North 25 degrees 31 minutes 44 seconds East 323.26 feet to a re-rod (marked #7160), North 01 degrees 42 minutes 40 seconds West 165.00 feet to a re-rod (marked #7160), along the arc of a curve to the left with a radius of 735.69 feet, through a central angle of 24 degrees 00 minutes 00 seconds, for an arc distance of 308.17 feet, chord being North 13 degrees 42 minutes 40 seconds West 305.92 feet to a re-rod (marked #7160), North 25 degrees 42 minutes 40 seconds West 119.38 feet to a re-rod (marked #7160), along the arc of a curve to the right with a radius of 30.00 feet, through a central angle of 81 degrees 40 minutes 36 seconds for an arc distance of 42.77 feet, chord being North 15 degrees 07 minutes 38 seconds East 39.24 feet to a re-rod (marked #7160) lying on the intersection with the Southeasterly right-of-way boundary of Tarpine Drive, said point also lying on a point of reverse curve concave to the Northwesterly, thence run Northeasterly along said right-of-way boundary and said reverse curve with a radius of 384.53 feet, through a central angle of 07 degrees 54 minutes 56 seconds, for an arc distance of 53.12 feet, chord being North 52 degrees 04 minutes 31 seconds East 53.08 feet to a concrete monument (marked #2919), thence run North 48 degrees 03 minutes 14 seconds East along said Southeasterly right-of-way boundary 177.91 feet to a re-rod (marked #7160) marking a point of curve to the right, thence run Southeasterly along said right-of-way boundary and said curve with a radius of 30.00 feet, through a central angle of 91 degrees 06 minutes 18 seconds, for an arc distance of 47.70 feet, chord being South 86 degrees 25 minutes 34 seconds East 42.83 feet to a re-rod (marked #7160) lying on the intersection with the Westerly right-of-way boundary of U. S. Highway No. 98, said point also lying on a curve concave to the Southwesterly, thence run Southeasterly along said right-of-way boundary and said curve with a radius of 3334.41 feet, through a central angle of 12 minutes 51 seconds 00 seconds, for an arc distance of 747.82 feet, chord being South 34 degrees 26 minutes 55 seconds East 746.25 feet to a re-rod (marked #7160), thence leaving said right-of-way boundary run South 71 degrees 58 minutes 56 seconds West 412.54 feet to a re-rod (marked #7160), thence run South 27 degrees 08 minutes 29 seconds East 389.36 feet to a re-rod (marked #7160), thence run South 86 degrees 16 minutes 07 seconds West 450.74 feet to the POINT OF BEGINNING.

EXHIBIT "A"

Begin at a concrete monument (marked #2919) marking the Northeast corner of Lot 47, Block "C" of Tarpine, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 36, of the Public Records of Wakulla County, Florida. From said POINT OF BEGINNING run North 57 degrees 18 minutes 31 seconds East 118.98 feet to the Southwesterly right-of-way boundary of U. S. Highway No: 98, thence run South 45 degrees 43 minutes 42 seconds East along said right-of-way boundary 185.88 feet to a concrete monument (marked #2919) marking a point of curve to the right, thence run Southeasterly along said right-of-way boundary and said curve with a radius of 3334.41 feet, through a central angle of 02 degrees 45 minutes 10 seconds, for an arc distance of 160.21 feet, chord being South 44 degrees 20 minutes 21 seconds East 160.19 feet to a re-rod (marked #7160) marking a point of curve to the right, thence run Southeasterly and Southerly along said right-of-way boundary and said curve with a radius of 30.00 feet, through a central angle of 90 degrees 58 minutes 01 seconds, for an arc distance of 47.63 feet, chord being South 02 degrees 30 minutes 54 seconds West 42.71 feet to a re-rod (marked #7160) lying on the intersection with the Northwesterly right-of-way boundary of Tarpine Drive, thence run South 48 degrees 03 minutes 04 seconds West along said Northwesterly right-of-way boundary 178.10 feet to a nail and cap (marked #7160) marking a point of curve to the right, thence run Southwesterly along said right-of-way boundary and said curve with a radius of 324.53 feet, through a central angle of 45 degrees 56 minutes 09 seconds, for an arc distance of 260.19 feet, chord being South 71 degrees 04 minutes 09 seconds West 253.27 feet to a concrete monument (marked #2919), thence leaving said right-of-way boundary run North 03 degrees 52 minutes 27 seconds East 425.05 feet to the POINT OF BEGINNING containing 2.70 acres, more or less.

Recd. Fee
Doc Stamp
Int. Tax
TOTAL