

**Prepared By and Return To:**  
King & Wood, PA  
1701 Hermitage Blvd., Suite 203  
Tallahassee, FL 32308

Order No.: 23-1216

Property Appraiser's Parcel I.D. (folio) Number:  
00-00-037-000-09728-002

## WARRANTY DEED

THIS WARRANTY DEED dated September 26, 2023, by Rebecca A. Wester, a single woman and Zachary Wester, a single man, whose post office address is 235 Basswood Road, Crawfordville, Florida 32327 (the "Grantor"), to David Todd Campbell and Jennifer Campbell, husband and wife, whose post office address is 1269 Spring Creek Highway, Crawfordville, Florida, 32327 (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 No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF STATE ROAD S-365 AND THE SOUTH BOUNDARY OF LOT NO. 37 OF HARTSFIELD SURVEY AND RUN THENCE NORTH 72 DEGREES 39 MINUTES EAST, ALONG THE SOUTH BOUNDARY OF SAID LOT, 189.5 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 72 DEGREES 39 MINUTES EAST, ALONG THE SOUTH BOUNDARY OF THE EAST HALF OF LOT NO. 37 OF HARTSFIELD SURVEY, A DISTANCE OF 275.0 FEET, THENCE RUN NORTH 13 DEGREES 10 MINUTES WEST, 259.9 FEET, THENCE RUN SOUTH 72 DEGREES 39 MINUTES WEST AND PARALLEL TO THE SOUTH BOUNDARY OF SAID EAST HALF OF LOT NO. 37 OF HARTSFIELD SURVEY, A DISTANCE OF 422.0 FEET TO THE EASTERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. S-365, THENCE RUN SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY BOUNDARY, 104.5 FEET, THENCE RUN NORTH 72 DEGREES 13 MINUTES 30 SECONDS EAST, ALONG AN OLD FENCE, 132.0 FEET, THENCE RUN SOUTH 17 DEGREES 21 MINUTES EAST, ALONG SAID FENCE LINE, 155.6 FEET TO THE POINT OF BEGINNING; AND BEING SITUATE IN THE SOUTHEAST 1/4 OF LOT NO. 37 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY RECENT SURVEY AS FOLLOWS:

COMMENCE AT AN IRON ROD (FOUND 5/8", NO CAP) MARKING THE POINT OF INTERSECTION OF THE EASTERLY BOUNDARY OF STATE ROAD S-365 WITH THE NORTHERLY BOUNDARY OF LOT 36 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND RUN THENCE NORTH 73 DEGREES 04 MINUTES 12 SECONDS EAST, 149.66 FEET TO AN IRON ROD (FOUND 5/8", NO CAP) FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN THENCE NORTH 72 DEGREES 39 MINUTES 00 SECONDS EAST (BEARING BASE FOR THIS DESCRIPTION), 275.19 FEET TO A CONCRETE MONUMENT (FOUND 4"X4", WITH CAP #798); THENCE NORTH 13 DEGREES 35 MINUTES 05 SECONDS WEST, ALONG THE BOUNDARY OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 669, ON PAGE 725, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, A DISTANCE OF 257.51 FEET TO AN IRON

ROD (SET 5/8", WITH CAP# LB5509); THENCE SOUTH 72 DEGREES 13 MINUTES 55 SECONDS WEST, ALONG THE BOUNDARY OF SAID PROPERTY IN OFFICIAL RECORDS BOOK 72, PAGE 13, A DISTANCE OF 423.65 FEET TO AN IRON ROD (SET 5/8", WITH CAP # LB5509) ON THE EASTERLY RIGHT OF WAY BOUNDARY OF SPRING CREEK HIGHWAY (STATE ROAD S-365), SAID ROD BEING ON A CURVE CONCAVE TO THE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND SAID CURVE WITH A RADIUS OF 2996.31 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 01 MINUTES 16 SECONDS, FOR AN ARC DISTANCE OF 105.70 FEET (THE CHORD OF SAID ARC BEING SOUTH 16 DEGREES 52 MINUTES 56 SECONDS EAST, 105.70 FEET) TO AN IRON ROD (FOUND 5/8", CAP MARKED F.D.O.T); THENCE, LEAVING SAID RIGHT OF WAY BOUNDARY OF SPRING CREEK HIGHWAY (STATE ROAD S-365), RUN NORTH 74 DEGREES 17 MINUTES 36 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY OF THAT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 297, PAGE 781, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, A DISTANCE OF 130.54 TO AN IRON ROD (FOUND 5/8", NO CAP) IN THE BASE OF A 6" OAK TREE; THENCE SOUTH 18 DEGREES 06 MINUTES 38 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID PROPERTY, 144.44 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions, reservations and limitations of record, if any.

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; that the Grantor hereby fully 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: 12/31/2022.

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

Signed, sealed and delivered in presence of:

[Signature]  
Witness Signature

Justin Mischler  
Printed Name of First Witness

1701 Hermitage Blvd, Suite 203,  
Tallahassee, FL 32308  
Address of First Witness

[Signature]  
Rebecca A. Wester

**Grantor Address:**  
235 Basswood Road  
Crawfordville, FL 32327

[Signature]  
Witness Signature

Megan Hance  
Printed Name of Second Witness

1701 Hermitage Blvd, Suite 203,  
Tallahassee, FL 32308  
Address of Second Witness

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or     Online Notarization this 26 day of September, 2023 by Rebecca A. Wester, who is personally known to me or who has produced FLDL (type of identification) as identification.

[Signature]

Notary Public



Printed Name: \_\_\_\_\_

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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

Signed, sealed and delivered in presence of:

[Signature]  
 Witness Signature  
Edward W. Wood  
 Printed Name of First Witness

1701 Hermitage Blvd, Suite 203,  
 Tallahassee, FL 32308  
 Address of First Witness

[Signature]  
 Witness Signature  
Skylar Hance  
 Printed Name of Second Witness

1701 Hermitage Blvd, Suite 203,  
 Tallahassee, FL 32308  
 Address of Second Witness

Zachary Wester by Debbie Wester  
as their Attorney in Fact  
 Zachary Wester by Debbie Wester as their Attorney  
 In Fact

**Grantor Address:**  
 235 Basswood Road  
 Crawfordville, FL 32327

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical  
 Presence or ☐ Online Notarization this 28th day of September, 2023  
 by Zachary Wester by Debbie Wester, their Attorney In Fact, who is personally known to me or  
 who has produced FL DL (type of identification) as identification.

[Signature]

Notary Public

Printed Name: \_\_\_\_\_

Commission # \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

