

**Prepared By and Return To:**

Hayward Title Group  
Attn: Sherry Fordham  
71A Songbird Avenue  
Crawfordville, FL 32327

Order No.: 24C-0084

Property Appraiser's Parcel I.D. (folio) Number:  
24-5S-02W-057-03086-003

**WARRANTY DEED**

THIS WARRANTY DEED dated March 7, 2024, by Robert Ramhofer and Kimberly Ramhofer, husband and wife, whose post office address is 75 Getaway Lane, Crawfordville, Florida 32327 (the "Grantor"), to Douglas Romanowski, a single man and Vickie Marko, a single woman, to own as joint tenants with full rights of survivorship, whose post office address is 575 Rounsaville Road, Roswell, Georgia, 30076 (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 Three Hundred Fifty-Five Thousand And No/100 Dollars (\$355,000.00) 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:

**See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.**

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: 2023.

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:

E. Hailee Cochran  
Witness Signature

E. Hailee Cochran  
Printed Name of First Witness

71A Songbird Avenue, Crawfordville, FL 32327  
Address of First Witness

Sherry Fordham  
Witness Signature

Sherry Fordham  
Printed Name of Second Witness

71A Songbird Avenue, Crawfordville, FL 32327  
Address of Second Witness

Robert Ramhofer  
Robert Ramhofer  
Kimberly Ramhofer  
Kimberly Ramhofer

**Grantor Address:**  
75 Getaway Lane  
Crawfordville, FL 32327

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 4th of March, 2024 by Robert Ramhofer and Kimberly Ramhofer, husband and wife, who is/are personally known to me or who produced drivers license as identification.

Amy S. Fordham  
Notary Public  
(SEAL)



**EXHIBIT "A"**  
Legal Description

North half of Lot 6 and the North half of Lot 5, Block 3, PANACEA MINERAL SPRINGS, FLORIDA, being more particularly described as follows:

Commence at the Northwest corner of Lot 9, Block 3 of PANACEA MINERAL SPRINGS, FLORIDA a subdivision as per map or plat thereof recorded in Plat Book 1, Page 5 of the Public Records of Wakulla County, Florida, said point also lying on the Southerly right-of-way of Hidden Springs Drive, commonly known as Tully Avenue and the Easterly right-of-way of U.S. Highway Number 98; thence run along said Southerly right-of-way South 64 degrees 11 minutes 43 seconds East 149.89 feet; thence continue South 64 degrees 11 minutes 43 seconds East 50.00 feet to a point lying on the Easterly right-of-way of a 15 foot wide access easement, said point being the point of beginning; thence from said point of beginning and leaving said Southerly right-of-way run along said Easterly right-of-way South 25 degrees 43 minutes 01 seconds West 60.06 feet; thence leaving said right-of-way run South 64 degrees 11 minutes 17 seconds East 99.91 feet; thence North 25 degrees 48 minutes 30 seconds East 60.07 feet to an iron pipe lying on the Southerly right-of-way of said Hidden Springs Drive; thence run along said right-of-way North 64 degrees 11 minutes 43 seconds West 100.00 feet to the point of beginning.

Together with an undivided 1/6 interest in the following described property

Common area Lot 7 and a portion of Lot 4, Block 3, PANACEA MINERAL SPRINGS, FLORIDA, being more particularly described as follows:

Commence at the Northwest corner of Lot 9, Block 3 of PANACEA MINERAL SPRINGS, FLORIDA, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 5 of the Public Records of Wakulla County, Florida, said point also lying on the Southerly right-of-way of Hidden Springs Drive, commonly known as Tully Avenue and the Easterly right-of-way of U.S. Highway Number 98; thence run along said Southerly right-of-way South 64 degrees 11 minutes 43 seconds East 149.89 feet to the point of beginning; thence from said point of beginning continue South 64 degrees 11 minutes 43 seconds East 50.00 feet to a point lying on the Easterly right-of-way of a 15 foot wide access easement; thence leaving said Southerly right-of-way run along said Easterly right-of-way South 25 degrees 43 minutes 01 seconds West 180.11 feet; thence leaving said right-of-way run North 64 degrees 08 minutes 33 seconds West 50.29 feet to an iron pipe; thence North 25 degrees 52 minutes 37 seconds East 59.84 feet to an iron pipe; thence North 25 degrees 46 minutes 25 seconds East 120.22 feet to the point of beginning.

Together with and subject to a 30 foot wide access and utility easement described as follows:

A 30 foot wide access and utility easement lying 15 feet either side of the following described line:

Commence at the Northwest corner of Lot 9, Block 3 of PANACEA MINERAL SPRINGS, FLORIDA, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 5 of the Public Records of Wakulla County, Florida, said point also lying on the Southerly right-of-way of Hidden Springs Drive, commonly known as Tully Avenue and the Easterly right-of-way of U.S. Highway Number 98; thence run along Southerly right-of-way line South 64 degrees 11 minutes 43 seconds East 149.89 feet to a rod and cap; thence South 64 degrees 11 minutes 43 seconds East 50.00 feet to a rod and cap for the point of beginning; thence from said point of beginning and leaving said right-of-way line run South 25 degrees 43 minutes 01 seconds West 180.11 feet to the point of terminus.