

*This Instrument prepared by & return to*

Name: *Lowe Title Services*  
Address: *68-A Feli Way,  
Crawfordville, Florida 32327*  
File No: *24-5248*  
Parcel ID: *00-00-077-021-10668-000*

**THIS WARRANTY DEED** made the 20<sup>th</sup> day of June, A.D. 2024 by and between Jennifer E. Druda, as Trustee of the Harold Smith Family Land Trust dated May 11, 2012, whose address is PO Box 243, St. Marks, Florida 32355, hereinafter called the "Grantor", and Backwoods Mafia, LLC, a Florida limited liability company, whose address is 141 Harvey Mill Road, Crawfordville, FL 32327, hereinafter called the "Grantee":

(Which terms "grantors" and "grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

Lots 2 and 13, Block B, TOWN OF CRAWFORDVILLE, according to the Plat thereof as recorded in Deed Book 51, Page 339, of the Public Records of WAKULLA County, Florida.

**Being the same property** described in a Personal Representative's Deed recorded in OR Book 879, Page 257 and Trustee's Deed recorded in OR Book 880, Page 221, all in the Public Records of Wakulla County, Florida.

**Subject** to taxes for the year 2024 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way 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 person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has hereunto set her hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

Lani E Musgrove  
Witness Signature  
Lani E Musgrove  
Printed Name  
Address: 68A Feli Way  
Crawfordville FL 32327

Jennifer E. Druda L.S.  
Jennifer E. Druda, Trustee of the  
Harold Smith Family Land Trust dated May 11, 2012

Michelle Maloni  
Witness Signature  
Michelle Maloni  
Printed Name  
Address: 68A Feli Way  
Crawfordville FL 32327

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of July 2024, by Jennifer E. Druda, as Trustee of the Harold Smith Family Land Trust dated May 11, 2012, who is personally known to me or has produced X X (type of identification) as identification.

(Seal)

Lani E Musgrove  
Print Name  
Notary Public

