

Prepared by and return to  
Kathryn Plouffe  
Wakulla Title Company, Inc  
3004 Crawfordville Highway  
Crawfordville, FL 32327

File No 29432

Parcel Identification No Property 1  
08-6S-01W-256-04862-D31  
Property 2  
08-6S-01W-302-04863-A08  
Property 3  
08-6S-01W-302-04863-A09  
Property 4  
08-6S-01W-302-04863-27A  
Property 5  
08-6S-01W-424-04863-001  
Property 6  
08-6S-01W-424-04863-002

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## WARRANTY DEED

(STATUTORY FORM – SECTION 689 02, F.S.)

This indenture made the 22<sup>nd</sup> day of August, 2024 between HACT Enterprises, LLC, a Georgia Limited Liability Company, whose post office address is 933 Bowens Mill Road Southwest, Douglas, GA 31533, of the County of Coffee, Georgia, Grantor, to Robert John Guthrie, as Trustee of The KMKKB Family Trust dated April 23, 2024, whose post office address is 933 Bowens Mill Road Southwest, Douglas, GA 31533, of the County of Coffee, Georgia, Grantee.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10 00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla, Florida, to-wit

Property 1:

Lot 31, Block "D" of Marina Village of Panacea, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 47, of the Public Records of Wakulla County, Florida.

Property 2

Lot 8, Tradewinds, a subdivision as per map or plat thereof, recorded in Plat Book 4, Page 7, of the Public Records of Wakulla County, Florida, together with Boat Dock #1 of Tradewinds, in Plat Book 4, Page 7, of the Public Records of Wakulla County, Florida.

Property 3:

Lot 9, Tradewinds, a subdivision as per map or plat thereof, recorded in Plat Book 4, Page 7, of the Public Records of Wakulla County, Florida, together with Boat Dock #2, of Tradewinds in Plat Book 4, Page 7, of the Public Records of Wakulla County, Florida.

Property 4:

Boat Slip described as: Lot 32, Block "D", of Marina Village of Panacea, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 47, of the Public Records of Wakulla County, Florida

Property 5 and 6.

Boat Dock 1 and Boat Dock 2 of Dockside AT Tradewinds, a Replat of Boat Docks "1" and "2" of "Tradewinds", a subdivision as per map or plat thereof recorded in Plat Book 4, Page 7, of the Public Records of Wakulla County, Florida, said plat of "Dockside" being recorded in Plat Book 6, Page 36, of the Public Records of Wakulla County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

**Subject to taxes for 2024 and subsequent years, not yet due and payable, covenants, restrictions, easements, reservations and limitations of record, if any**

**TO HAVE AND TO HOLD** the same in fee simple forever

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Unofficial Copy

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written  
Signed, sealed and delivered in our presence

HACT Enterprises, LLC, a Georgia Limited Liability Company

By [Signature]  
Robert J. Guthrie, Manager

WITNESS  
PRINT NAME. Kathryn Plouffe

WITNESS  
PRINT NAME. [Signature] Hollington

3004 Crawfordville Highway  
Crawfordville, FL 32327  
WITNESS 1 ADDRESS

**3004 Crawfordville Highway**  
**Crawfordville, FL 32327**

3004 Crawfordville Highway  
Crawfordville, FL 32327  
WITNESS 2 ADDRESS

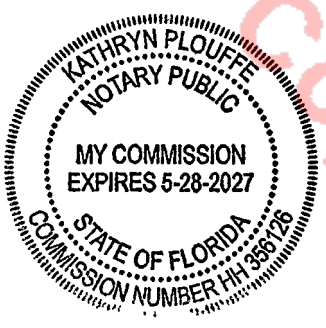
STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of (  ) physical presence or ( ) online notarization this 22nd day of August, 2024 by Robert J Guthrie of HACT Enterprises, LLC, a GA Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known. \_\_\_\_\_  
OR Produced Identification:

Type of Identification Produced. GA DL



Unofficial Copy