
THIS INSTRUMENT PREPARED BY AND RETURN TO:

Walter B. Dickson, PO Box 608, Panaceas, FL 32346

Property Appraisers Parcel Identification (Folio) Numbers:

SEE ATTACHED EXHIBIT A

THIS WARRANTY DEED, made the 29th day of August, 2022, by Salt Marsh Properties, L.L.C., herein called the grantor, to Jason C. Dickson, Todd B. Dickson, and Walter Bloxan Dickson, Joint Tenancy with Right of Survivorship whose address is 24 Wild Turkey Circle, Crawfordville, FL 32327, hereinafter called the Grantee:

WITNESSTH: 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 ATTACHEDED EXHIBIT A

Subject to restrictions, easements and reservations of record, if any, not specially reimposed or extended hereby.

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, 2020.

IN WITNESS WHEREOF, the first party has caused these presents to be executed in his or her name this 29th day of August, 2022.

(Wit.) Ingrid Wlatlock
Signature
INGRID WATLOCK
Printed

(Grantor) SALT MARSH PROPERTIES, L.L.C

Walter B. Dickson
WALTER B. DICKSON, MANAGER

(Wit.) Stalena M. Sutcliffe
Signature
Stalena M. Sutcliffe
Printed

State of FLORIDA;
County of WAKULLA;

The foregoing instrument is acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 29th day of August, 2022 by WALTER B. DICKSON, the first party, who is personally known to me or who has produced and personally known to me or who has produced _____ as identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

Stalena M. Sutcliffe
Notary Public

My commission expires June 2, 2026
(Affix Notary Seal)

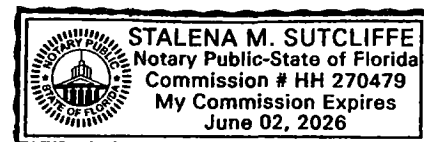


EXHIBIT "A"

Point of commencement, marking the Northeast corner of Section 23, Township 4 South, Range 2 West, Wakulla County, Florida. Thence South 00° 00' 31" East 3,141.00 feet to the Point of Beginning. From said P.O.B continue South 00° 00' 30" East 600 feet, thence run North 89° 17' 19" West 1,595.54 feet, thence run North 03° 00' 30" East 437.5 feet, thence run North 20° 30' 30" East 158 feet, thence run North 10° 30' 30" East 90 feet, thence run North 89° 55' 41" East 1,392.44 feet to the P.O.B. Said tract contains 21 Acres \pm in Lake Ellen, Wakulla County, Florida.

Unofficial Copy