

*This Instrument prepared by & return to*

*Name: Lowe Title Services*  
*Address: 68-A Feli Way.*  
*Crawfordville, Florida 32327*  
*File No: 25-5003*  
*Parcel ID: 05-3S-01W-000-04289-025*

**THIS WARRANTY DEED** made the 20<sup>th</sup> day of February, A.D. 2025 by and between Joan Labbe Bouchard, an un-remarried widow, whose address is 203 Hickory Court, Brown Summit, NC 27210, hereinafter called the "Grantor", and Henry Moss and Pamela Moss, husband and wife, whose address is 1817 Bloxham Cutoff Road, Crawfordville, Florida 32327, hereinafter called the "Grantees":

(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 Grantees, all that certain land situate in Wakulla County, Florida to-wit:

BETTYWOOD, TRACT NO. 25:  
COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WAKULLA COUNTY, FLORIDA (MARKED BY A CONCRETE MONUMENT), THENCE RUN S. 0 DEGREES 14 MINUTES 25 SECONDS WEST, ALONG THE HALF SECTION LINE, 2227.93 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 49 SECONDS EAST, 594.0 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 84 DEGREES 44 MINUTES 42 SECONDS EAST, 461.30 FEET TO A CONCRETE MONUMENT AND POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; FROM THE POINT OF BEGINNING RUN NORTH 0 DEGREES 18 MINUTES 16 SECONDS WEST 289.83 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT-OF-WAY OF BETTYWOOD DRIVE; THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY OF BETTYWOOD DRIVE ALONG A CURVE TO THE LEFT IN A NORTHEASTERLY DIRECTION WITH A RADIUS OF 278.94 FEET AND CENTRAL ANGLE OF 43 DEGREES 46 MINUTES 18 SECONDS FOR A DISTANCE OF 213.10 FEET (CHORD NORTH 69 DEGREES 05 MINUTES 20 SECONDS EAST, 207.96 FEET) TO A CONCRETE MONUMENT AND POINT OF TANGENCY; THENCE RUN NORTH 47 DEGREES 12 MINUTES 10 SECONDS EAST ALONG SAID RIGHT OF WAY, 94.37 FEET TO A CONCRETE MONUMENT AND POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT-OF- WAY ALONG A CURVE TO THE RIGHT IN A NORTHEASTERLY DIRECTION WITH A RADIUS OF 305.12 FEET AND CENTRAL ANGLE OF 33 DEGREES 13 MINUTES 50 SECONDS FOR A DISTANCE OF 176.96 FEET (CHORD NORTH 63 DEGREES 48 MINUTES 55 SECONDS EAST, 174.34 FEET) TO A CONCRETE MONUMENT; THENCE RUN SOUTH 0 DEGREES 41 MINUTE 39 SECONDS WEST 467.21 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 84 DEGREES 44 MINUTES 42 SECONDS WEST 414.65 FEET TO THE POINT OF BEGINNING. SITUATE, LYING AND BEING IN THE EAST HALF OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WAKULLA COUNTY, FLORIDA.  
A/K/A LOT 25, BETTYWOOD SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

TOGETHER WITH MOBILE HOME 2005 DESTINY VIN #DISH00797A AND DISH00797B

**The property described herein** is the same property that became vested in Grantor by Order of Summary Administration recorded in OR Book 1397, Page 313 and Order Determining Homestead Status of Real Property recorded in OR Book 1397, Page 117 of the Public Records of Wakulla County, Florida.

**Subject** to taxes for the year 2025 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 Grantees 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:

[Signature]  
Witness Signature

Barisi B. Po.  
Printed Name  
Address: 415 Pisgah Church Rd,  
Greensboro, NC, 27465

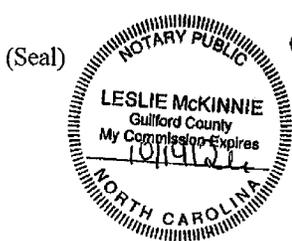
[Signature] L.S.  
Joan Labbe Bouchard

[Signature]  
Witness Signature

Leslie McKinnie  
Printed Name  
Address: 415 Pisgah Church Rd  
Greensboro NC 27455

STATE OF NORTH CAROLINA  
COUNTY OF Guilford

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of February 2025, by Joan Labbe Bouchard, an un-remarried widow, who is personally known to me or has produced DL (type of identification) as identification.



[Signature]  
Print Name  
Notary Public