

Prepared By and Return To:

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

Order No.: 25C-0038

Property Appraiser's Parcel I.D. (folio) Number:
00-00-077-297-10314-A01

WARRANTY DEED

THIS WARRANTY DEED dated March 14, 2025, by Alexandre Babakhin and Olga Babakhin, husband and wife, whose post office address is 2012 Windsor Oaks Ct., Tallahassee, Florida 32308 (the "Grantor"), to Joyous Jungle, LLC, a Florida limited liability company, whose post office address is 264 Sand Pine Trail, Crawfordville, Florida, 32327 (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 Ninety Thousand And No/100 Dollars (\$90,000.00) 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 property is not the homestead of the Grantor as defined by the laws of the State of Florida.

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: 2024.

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:

[Handwritten Signature]

Witness Signature

Sherry Fordham

Printed Name of First Witness

[Redacted] Hayward Title Group
71A Songbird Ave
Crawfordville, FL 32327

Address of First Witness

[Handwritten Signature]

Witness Signature

Lisa G Welch

Printed Name of Second Witness

[Redacted] Hayward Title Group
71A Songbird Ave
Crawfordville, FL 32327

Address of Second Witness

[Handwritten Signature]

Alexandre Babakhin

[Handwritten Signature]

Olga Babakhin

Grantor Address:
2012 Windsor Oaks Ct.
Tallahassee, FL 32308

STATE OF FL
COUNTY OF wakulla

The foregoing instrument was acknowledged before me by means of physical presence this 14th of March, 2025 by Alexandre Babakhin and Olga Babakhin, husband and wife, who is/are personally known to me or who produced driver's license as identification.

[Handwritten Signature]

Notary Public
(SEAL)

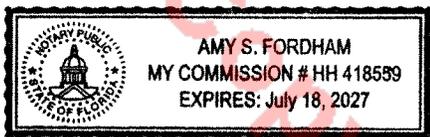


EXHIBIT "A"

Legal Description

Lot 1, of PETRIK PARK according to the Plat thereof as Recorded in Plat Book 4, Page 1, of the Public Records of Wakulla County, Florida.

Unofficial Copy