

Prepared by and return to:

Kathryn Plouffe  
Wakulla Title Company, Inc.  
3004 Crawfordville Highway  
Crawfordville, FL 32327  
(850) 926-3934  
File No 29944

Parcel Identification No Property 1:

00-00-028-000-06597-005 & 00-00-028-000-06597-001

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 7th day of March, 2025 between Lincoln Diaz Iturrey, whose post office address is P.O. Box 755, Long Key, FL 33001-0755, of the County of , State of Florida, Grantor, to Ardan, L.L.C, a Florida Limited Liability Company, whose post office address is 110 Montrose Drive, Fort Myers, FL 33919, of the County of Lee, State of Florida, 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:

See Exhibit "A" attached hereto and by reference made a part hereof

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: P.O. Box 755, Long Key, FL 33001-0755.

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

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

Signed, sealed and delivered in our presence:

Lincoln Diaz Iturrey  
Lincoln Diaz Iturrey

Christopher B. Waldera  
WITNESS  
PRINT NAME: Christopher B. Waldera

Esther Lorenzo  
WITNESS  
PRINT NAME: Esther Lorenzo

5800 Overseas Hwy #7  
Marathon FL 33050  
WITNESS 1 ADDRESS

3890 SW 129 Ave  
Miami FL 33175  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization, this 7th day of March, 2025 by Lincoln Diaz Iturrey, who ☒ is/are personally known to me or who ( ) has/have produced as identification.

Christopher B. Waldera  
Signature of Notary Public  
Christopher B. Waldera  
Print, Type/Stamp Name of Notary

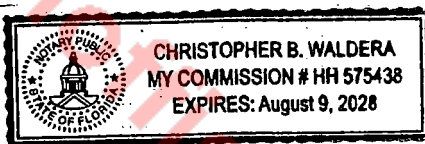


EXHIBIT "A"PARCEL ONE:

Begin at the Southeast corner of Lot 28 of the Hartsfield Survey of Lands in Wakulla County, Florida as the POINT OF BEGINNING, and thence run South 72 degrees 38 minutes 10 seconds West along the South line of said Lot 28, H.S., a distance of 333.88 feet, thence run North 17 degrees 19 minutes 46 seconds West 1,981.07 feet to the Northerly line of the South half of said Lot 28, H.S., thence run North 72 degrees 24 minutes 31 seconds East along the Northerly line of said South half of said Lot 28, H.S., to the point of intersection with the East line of said Lot 28, H.S., thence run South 17 degrees 45 minutes 00 seconds East along the East line of said Lot 28, H.S., a distance of 1,982.39 feet to the POINT OF BEGINNING, and containing 15.0 acres, more or less, in the South half of Lot 28 of the Hartsfield Survey of Lands in Wakulla County, Florida.

PARCEL TWO:

Commence at the Southeast corner of Lot 28 of the Hartsfield Survey of Lands in Wakulla County, Florida and thence run South 72 degrees 38 minutes 10 seconds West along the South line of said Lot 28, H.S., a distance of 333.88 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 72 degrees 38 minutes 10 seconds West along the South line of said Lot 28, H.S., a distance of 333.88 feet, thence run North 17 degrees 19 minutes 46 seconds West 1,979.75 feet to the Northerly line of the South half of said Lot 28, H.S., thence run North 72 degrees 24 minutes 31 seconds East along the Northerly line of the South half of said Lot 28, H.S., a distance of 326.78 feet, thence run South 17 degrees 19 minutes 46 seconds East 1,981.07 feet to the POINT OF BEGINNING, containing 15.0 acres, more or less, in the South half of Lot 28 of the Hartsfield Survey of Lands in Wakulla County, Florida.

TOGETHER WITH AND SUBJECT TO a certain access easement along, over and across the Northerly fifteen (15) feet of Parcel Two.

TOGETHER WITH AND SUBJECT TO a certain access easement along, over and across the Northerly thirty (30) feet of Parcel One and Two, and along the Northerly thirty feet of the South half of Lot 28 of the Hartsfield Survey of Lands in Wakulla County, Florida.

SUBJECT TO a certain perpetual and exclusive access easement along, over and across the Westerly fifteen (15) feet of Parcel Two hereby