

Prepared by and return to:

Monica Brown
Aegis Title & Escrow LLC
615 9th Street North
St. Petersburg, FL 33701
(727) 616-4321
File No 25-1127

Parcel Identification No 11-4S-02W-000-01888-004

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 13th day of March, 2025 between Higher Ground Ventures LLC, a Texas Limited Liability Company, whose post office address is 1401 Lavaca Street, Suite 880, Austin, TX 78701, of the County of Travis, State of Texas, Grantor, to Trooper Turner, a married person, whose post office address is 12351 Flintlock Lane, Fort Myers, FL 33912, 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:

Tract "A"

Commence at a broken 4x4 concrete monument marking the Northeast corner of Section 11, Township 4 South, Range 2 West, Wakulla County, Florida., said point also lying on the Westerly maintained right of way line of Roland Harvey Road; thence run along the Easterly boundary line of said Section 11, and said Westerly maintained right of way line, South 01 degrees 13 minutes 34 seconds West 1318.65 feet to a re-bar, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Easterly boundary line and said Westerly maintained right of way line South 01 degrees 13 minutes 34 seconds West 659.32 feet; thence leaving said Easterly boundary line and said Westerly right of way line run North 89 degrees 54 minutes 52 seconds West 791.72 feet to a rod and cap; thence run North 01 degrees 11 minutes 23 seconds East 660.63 feet to a rod and cap; thence run South 89 degrees 49 minutes 10 seconds East 792.12 feet to the POINT OF BEGINNING.

Subject to a 30.00 foot wide access and utility easement as recorded in Official Records Book 809, Page 771, in the Public Records of Wakulla County, Florida, lying over and across the southerly 30.00 feet of the above described property.

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

Subject to taxes for 2025 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.

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:

Victor May
WITNESS
PRINT NAME: Victor May
ADDRESS OF WITNESS:
9502 Kemp/4.0 Dr Apt B
AUSTIN TX 78748

Higher Ground Ventures LLC, a Texas Limited Liability Company

By: Joshua J. Pierce
Joshua J. Pierce, Managing Member

Rachel Kaczmarek
WITNESS
PRINT NAME: Rachel Kaczmarek
ADDRESS OF WITNESS:
1606 Warren Springs Rd Unit 4504
Austin TX 78704

STATE OF Tx
COUNTY OF Texas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 11th day of March, 2025 by Joshua J. Pierce, Managing Member of Higher Ground Ventures LLC, a TX Limited Liability Company, on behalf of the company, who is/are () personally known to me or who ☒ has/have produced RLK as identification.

Victor May
Signature of Notary/Public
Victor May
Print, Type/Stamp Name of Notary

