

Prepared By and Return To:

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

Order No.: 25C-0112

Property Appraiser's Parcel I.D. (folio) Number:
00-00-077-018-10564-011

WARRANTY DEED

THIS WARRANTY DEED dated April 8th, 2025, by Micah C. Gray and Jami L. Gray f/k/a Jami L. Pekas, husband and wife, whose post office address is 93 Fish Hawk Trace, Crawfordville, Florida 32327 (the "Grantor"), to Eric French and Madison French, husband and wife, whose post office address is 86 Oak Street, 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 Two Hundred Fifty Thousand And No/100 Dollars (\$250,000.00) 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 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:




Witness Signature

Victoria Avery

Printed Name of First Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of First Witness



Witness Signature

Sherry Fordham

Printed Name of Second Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of Second Witness

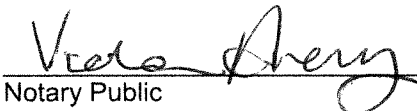


Jami L. Gray

Grantor Address:
93 Fish Hawk Trace
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before by means of physical presense of Jami L. Gray, on April 1st, 2025, who is/are personally known to me or who produced _____ as identification.



Notary Public
(SEAL)



VICTORIA M. AVERY
Commission # HH 424581
Expires July 23, 2027

Signed, sealed and delivered in presence of:

Victoria Avery
Witness Signature

Victoria Avery
Printed Name of First Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of First Witness

[Signature]
Witness Signature

Sherry Fordham
Printed Name of Second Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of Second Witness

[Signature]
Micah C. Gray

Grantor Address:

93 Fish Hawk Trace
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence this 1st of April, 2025 by Micah C. Gray, who is/are personally known to me or who produced _____ as identification.

Victoria Avery
Notary Public

(SEAL)



VICTORIA M. AVERY
Commission # HH 424581
Expires July 23, 2027

EXHIBIT "A"

Legal Description

The South half of Lots 11 & 12, Block "E", HUDSON HEIGHTS UNIT 2, as per map or plat recorded in Plat Book 1, Page 20, in the Public Records of Wakulla County, Florida being more particularly described as follows:

Begin at a concrete monument marking the Southeast corner of Lot 12 Block "E", HUDSON HEIGHTS UNIT #2, as per map or plat recorded in Plat Book 1, Page 20, in the Public Records Of Wakulla County, Florida, said point lying on the Westerly right of way line of Oak Street, said point being the POINT OF BEGINNING; Thence leaving said POINT OF BEGINNING and said Westerly right of way line run South 88 degrees 34 minutes 03 seconds West 199.99 feet to a concrete monument marking the Southwest corner of Lot 11 Block "E", HUDSON HEIGHTS UNIT 2 as per map or plat recorded in Plat Book 1, Page 20, in the Public Records Of Wakulla County, Florida; Thence North 01 degrees 24 minutes 58 seconds West along the Westerly boundary line of said Lot 11 for a distance of 130.96 feet to a concrete monument; Thence leaving said Westerly boundary line run North 88 degrees 32 minute 43 seconds East 199.92 feet to a concrete monument lying on the Westerly right of way line of Oak Street; Thence run along said Westerly right of way line South 01 degrees 27 minutes 00 seconds East 131.04 feet to the POINT OF BEGINNING, containing 0.60 of an acre, more or less.

Being more particularly described in a recent survey by Edwin G. Brown and Associates, Inc., Job No. 10-139, as follows:

A Southerly portion of Lots 11 & 12, Block "E", HUDSON HEIGHTS UNIT 2, as per map or plat recorded in Plat Book 1, Page 20, in the Public Records of Wakulla County, Florida being more particularly described as follows:

Begin at a concrete monument marking the Southeast corner of Lot 12 Block "E", HUDSON HEIGHTS UNIT 2, as per map or plat recorded in Plat Book 1, Page 20, in the Public Records Of Wakulla County, Florida, said point lying on the Westerly right of way line of a 66.00 foot wide right of way known as Oak Street, said point also being the POINT OF BEGINNING; Thence leaving said POINT OF BEGINNING and said Westerly right of way line run South 88 degrees 32 minutes 48 seconds West 200.02 feet to a concrete monument marking the Southwest corner of Lot 11 Block "E", HUDSON HEIGHTS UNIT 2 as per map or plat recorded in Plat Book 1, Page 20, in the Public Records Of Wakulla County, Florida; Thence run along the Westerly boundary line of said Lot 11, North 01 degrees, 26 minutes 29 seconds West 130.95 feet to a concrete monument; Thence leaving said Westerly boundary line run North 88 degrees 31 minutes 56 seconds East 200.00 feet to a concrete monument lying on the Westerly right of way line of said Oak Street; Thence run along said Westerly right of way line South 01 degree 27 minutes 00 seconds East 131.00 feet to the POINT OF BEGINNING. containing 0.60 of an acre, more or less.