

Prepared by and return to:

Kathryn Plouffe  
Wakulla Title Company, Inc.  
3004 Crawfordville Highway  
Crawfordville, FL 32327

File No 29973

Parcel Identification No. Property 1:  
00-00-078-013-11297-000

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## WARRANTY DEED

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

This indenture made the **10th day of April, 2025** between **LABB Residential, LLC, a Florida Limited Liability Company**, whose post office address is **7949 Mallard Hill Drive, Tallahassee, FL 32309**, of the County of Leon, Florida, Grantor, to **Darius Rashaun Robinson**, whose post office address is **113 Ted Lott Lane, Crawfordville, FL 32327**, of the County of Wakulla, 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:

Lot 46, Block "N", of Magnolia Gardens, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 37, of the Public Records of Wakulla County, Florida.

**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. Copy of Resolution Certificate identifying signors authority is attached hereto and made a part hereof.

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:

LABB Residential, LLC, a Florida Limited Liability Company

By: [Signature]  
Adam K. Lassiter, Authorized Representative

By: [Signature]  
Randall Bryan Smith, Authorized Representative

WITNESS

PRINT NAME: Kathryn Plouffe

WITNESS

PRINT NAME: Sarah Hollington

3004 Crawfordville Highway

Crawfordville, FL 32327

WITNESS 1 ADDRESS

3004 Crawfordville Highway

Crawfordville, FL 32327

WITNESS 2 ADDRESS

STATE OF FLORIDA

COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of ( ☒ ) physical presence or ( ☐ ) online notarization this 10th day of April, 2025 by Adam K. Lassiter and Randall Bryan Smith, Authorized Representatives of LABB Residential, LLC, a FL Limited Liability Company, on behalf of the company, who is/are ( ☒ ) personally known to me or who ( ☐ ) has/have produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary



## RESOLUTION CERTIFICATE

We, Adam Lassiter, Bethany Lassiter, Randall Smith and Cami L Smith, the Managing Members of LABB Residential LLC, A Florida Limited Liability Company, duly organized, validly existing and in good standing under the laws of the State of Florida (the "Company"), do hereby certify that at a meeting of the Members of the Company, duly held in accordance with its Article of Organization and Operating Agreement, the following were duly moved, seconded, and unanimously adopted:

RESOLVED, that Adam Lassiter and Randall B Smith, are hereby authorized and empowered, on behalf of the Company, to execute and deliver all documents necessary or desirable to effectuate the sale of property for the Company including, but not limited to Warranty Deed, Title Affidavit, Closing Disclosure and/or Settlement Statement, and, the execution of other closing documents, as necessary.

BE IT FURTHER RESOLVED that this Resolution shall continue in force, and the signature(s) of the designated person(s) of said Company shall be conclusive evidence of their authority to act on behalf of and in the name of said Company, as provided herein, or any similar subsequent Certificate, until notice to the contrary is given.

We further certify that the foregoing Resolutions remain in full force and effect, have not been rescinded or modified and confirm with the Articles of Organization and the Operating Agreement of the Company, and may be relied upon.

We further certify that Adam Lassiter, Bethany Lassiter, Randall Smith and Cami L Smith are the Managers of the Company.

IN WITNESS Whereof, We have hereunto set our hand as Managers of LABB Residential LLC, on behalf of said company on August 13, 2021.

Randall B. Smith

Randall B Smith

Adam Lassiter

Adam Lassiter

Leshan Smith

Cami L Smith

Bethany Lassiter

Bethany Lassiter