

Prepared by and return to:

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

File No 30008

Parcel Identification No. Property 1:  
24-4S-02W-192-02077-15A

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 11<sup>th</sup> day of April, 2025 between E C Inc of VA, Inc., a Virginia Corporation, whose post office address is 2940 Kingsland Road, Richmond, VA 23237, of the County of Chesterfield, Virginia, Grantor, to Hunter Roy Bodiford, an unmarried man, whose post office address is 84 Eagle Nest 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:

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

Together with a 1995 Doublewide Fleet Craft Mobile Home, Vin No's. FLFLR70B22671GH and FLFLR70A22671GH and Title No's. 69333429 and 69333428, title's are retired.

**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:

E C Inc of VA, Inc., a Virginia Corporation

By: [Signature]  
Tony D. Blackburn, President



WITNESS  
PRINT NAME: Tess Dunan



WITNESS  
PRINT NAME: Deborah Melody Rouse

6441 Chesterfield Meadows  
Dr. Chesterfield VA 23882  
WITNESS 1 ADDRESS



6441 Chesterfield meadows Dr.  
Chesterfield, VA 23832  
WITNESS 2 ADDRESS

STATE OF Virginia  
COUNTY OF Chesterfield

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of April, 2025, by Tony D. Blackburn, President of E C Inc of VA, Inc., a VA Corporation, on behalf of the corporation,  who is/are personally known to me or  who has/have produced Virginia Diver License as identification.

[Signature]  
Signature of Notary Public

Deborah Melody Rouse  
Print, Type/Stamp Name of Notary



## EXHIBIT "A"

## TRACT 15, LAKE ELLEN PARK, UNRECORDED

Begin at the Southeast corner of Lot 1, Block "D" of Lake Ellen Shores, Phase 2, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 67 of the Public Records of Wakulla County, Florida, and thence run North 84 degrees 01 minutes 47 seconds West along the Southerly boundary of said Block "D" a distance of 345.00 feet, thence run South 01 degrees 29 minutes 57 seconds West 737.35 feet, thence run South 88 degrees 30 minutes 03 seconds East 140.23 feet to a point of curve to the left, thence run Northeasterly along said curve with a radius of 120.57 feet thru a central angle of 79 degrees 20 minutes 41 seconds for an arc distance of 166.97 feet, thence run North 12 degrees 09 minutes 16 seconds East 623.21 feet, thence run North 89 degrees 35 minutes 44 seconds West 30.00 feet to the POINT OF BEGINNING containing 5.07 acres, more or less.

SUBJECT to a roadway and utility easement over and across the Easterly and Southerly 30.00 feet thereof.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A 60 foot roadway and utility easement lying 30.00 on each side of the following described centerline:

Commence at the Northwest corner of Lot 90 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 72 degrees 33 minutes 14 seconds East 85.72 feet to the Southwesterly right-of-way boundary of Casora Drive, said point lying on a curve concave to the Southerly, thence Northwesterly along said right-of-way boundary and along said curve with a radius of 506.50 feet thru a central angle of 24 degrees 15 minutes 37 seconds for an arc distance of 214.46 feet, the chord of said arc being North 78 degrees 00 minutes 17 seconds West 213.04 feet, thence run South 89 degrees 51 minutes 05 seconds West along said right-of-way boundary 123.05 feet to the POINT OF BEGINNING of said centerline. From said POINT OF BEGINNING thence run South 00 degrees 24 minutes 16 seconds West 218.15 feet, thence run South 12 degrees 09 minutes 16 seconds West 623.21 feet to a point of curve to the right, thence run Southwesterly along said curve with a radius of 120.57 feet, thru a central angle of 79 degrees 20 minutes 41 seconds for an arc distance of 166.97 feet, thence run North 88 degrees 30 minutes 03 seconds West 931.84 feet to the Easterly right-of-way boundary of U.S. Highway No. 319 and the termination point of said centerline.

The above described land being more recently surveyed by Thurman Roddenberry & Associates, Inc. dated April 3, 2025 under Job No. 25-204, and described as follows:

## TRACT 15, LAKE ELLEN PARK (UNRECORDED)

Begin at an iron rod marking the Southeast corner of Lot 1, Block "D" of Lake Ellen Shores, Phase 2, a subdivision as per map or plat thereof as recorded in Plat Book 2, Page 67 of the Public Records of Wakulla County, Florida, thence run North 84 degrees 06 minutes 09 seconds West 345.02 feet to a concrete monument (marked #2919), thence run South 01 degree 27 minutes 21 seconds West 737.35 feet to a point lying on the centerline of a 60.00 foot roadway and utility easement as described in Official Records Book 1387, page 729 of the Public Records of Wakulla County, Florida, thence run South 88 degrees 34 minutes 25 seconds East along said centerline 140.63 feet to a point of curve concave to the Northwesterly, thence run Northeasterly along said centerline and said curve with a radius of 120.57 feet, through a central angle of 79 degrees 13 minutes 42 seconds for an arc distance of 166.72 feet, chord being North 51 degrees 40 minutes 22 seconds East 153.75 feet to an iron rod and cap also marking the point of tangent, thence run North 12 degrees 06 minutes 30 seconds East along said centerline 623.21 feet, thence leaving said centerline run North 89 degrees 07 minutes 10 seconds West 30.00 feet to the POINT OF BEGINNING containing 5.07 acres, more or less.