

Prepared by:  
Charles J. Stafford  
Alexander & Vann, LLP  
411 Gordon Avenue  
Thomasville, Georgia 31792  
229-226-2565

WTCI #29828

Return to:  
Susana R. Grueninger  
Grueninger Law, P.A.  
267 Minorca Ave, #100  
Coral Gables, FL 33146  
(305) 975-4566  
Parcel ID Number: 17-3S-01W-318-04457-A01

## Special Warranty Deed

This Special Warranty Deed is made this 29 day of April, 2025, between PALMETTO CRAWFORDVILLE-CRAWFORDVILLE HWY, LLC, a Florida limited liability company, whose mailing address is 632 E. Main Street, Suite 301, Lakeland, FL 33801 ("grantor") and ADRA INVESTMENTS, LLC, a Florida limited liability company, whose mailing address is 700 Coral Way, Apt. 8, Coral Gables, FL 33134 ("grantee");

(Whenever 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, limited liability companies, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida, to-wit:

**Lot 1, Block "A", of Linzy Mill Subdivision, a subdivision as per map or plat thereof, recorded in Plat Book 4, Page 36, of the Public Records of Wakulla County, Florida, as corrected and amended by that Surveyors Affidavit recorded in Official Records Book 672, Page 304, of the Public Records of Wakulla County, Florida.**

**SUBJECT TO** easements, covenants, conditions, restrictions, dedications, agreements, resolutions, reservations, ordinances, permits, development orders and all other matters of record; applicable zoning and other land use regulations; that certain Lease dated October 18, 2023, as amended, between grantor, as landlord, and Bridgestone Retail Operations, LLC, as tenant; those matters that would be depicted by an accurate survey or physical inspection of the property conveyed herein; and taxes and assessments for the year 2025 and subsequent years;

**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, subject to the matters set forth above, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against none other.

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

PALMETTO CRAWFORDVILLE-  
CRAWFORDVILLE HWY, LLC, a Florida  
limited liability company

By: Palmetto Capital Group, LLC,  
a Georgia limited liability company  
Its Manager

By: Daniel Land Company, Inc.,  
a Georgia corporation  
Its Manager

By: John N. Daniel, III  
John N. Daniel, III, President

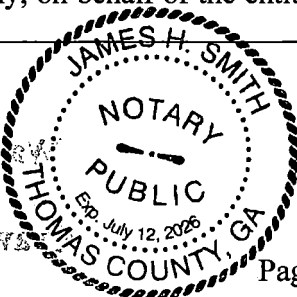
Signed, sealed and delivered in our  
presence:

Lina Dobbins  
Signature of Witness 1  
Lina Dobbins  
Print Name of Witness 1  
911 W. 5th St.  
Adel, GA 31620  
Address of Witness 1

Gina Hall  
Signature of Witness 2  
Gina Hall  
Print Name of Witness 2  
350 Old Boston Rd  
Thomasville, GA 31792  
Address of Witness 2

STATE OF GEORGIA  
COUNTY OF THOMAS

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 29th day of April, 2025, by John N. Daniel, III, as President of Daniel  
Land Company, Inc., a Georgia corporation, as Manager of Palmetto Capital Group, LLC, a Georgia  
limited liability company, as Manager of Palmetto Crawfordville-Crawfordville Hwy, LLC, a Florida  
limited liability company, on behalf of the entities, who  is personally known to me or  has  
produced \_\_\_\_\_ as identification.



James H. Smith  
NOTARY PUBLIC  
Print Name: James H. Smith  
My Commission Expires: 7/12/2026

Swainville, PA 23758  
P.O. Box 1053  
Mills Info Co. Inc.