

Prepared by and return to:

Kathryn Plouffe
Wakulla Title Company, Inc.
3004 Crawfordville Highway
Crawfordville, FL 32327
(850) 926-3934
File No 30057

Parcel Identification No Property 1:
35-4S-03W-000-00578-003

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 16th day of May, 2025 between Kyle Jordan Burnsed, a single man, whose post office address is 21 Solomon Drive, Crawfordville, FL 32327, of the County of Wakulla, State of Florida, Grantor, to Johnnie Vernon Keith, Jr. and Christie Bruce Keith, husband and wife, whose post office address is 2908 Coastal Highway, Crawfordville, FL 32327, of the County of Wakulla, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' 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

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 21 Solomon Drive, Crawfordville, FL 32327.

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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
Kyle Jordan Burnsed

[Signature]
WITNESS **Kathryn Plouffe**
PRINT NAME:

3004 Crawfordville Highway
Crawfordville, FL 32327
WITNESS 1 ADDRESS

[Signature]
WITNESS **Savanah Hollington**
PRINT NAME:

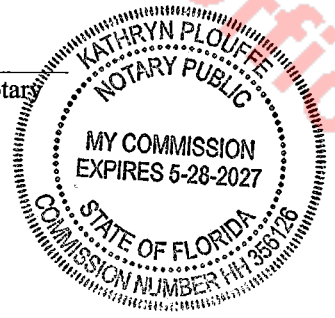
3004 Crawfordville Highway
Crawfordville, FL 32327
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of May, 2025, by Kyle Jordan Burnsed, who is/are personally known to me or who has/have produced FLID as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



Unofficial Copy

EXHIBIT "A"

Commence at the Northeast corner of Section 35, Township 4 South, Range 3 West, Wakulla County, Florida and run North 89 degrees 37 minutes 12 seconds West 1243.00 feet, thence run South 00 degrees 12 minutes 09 seconds West 1860.38 feet to an iron rod and cap (marked # 7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 12 minutes 09 seconds West 844.43 feet to a concrete monument (marked # 1254), thence run North 71 degrees 25 minutes 36 seconds West 1160.33 feet to a concrete monument (marked # 1254), thence run South 89 degrees 47 minutes 22 seconds West 527.72 feet to a concrete monument (marked # 1254), thence run South 88 degrees 24 minutes 05 seconds West 182.81 feet to an iron rod and cap (marked # 6475) lying on the Easterly right-of-way of Mount Beasor Road, thence run Northeasterly along said right-of-way the following courses: North 13 degrees 51 minutes 22 seconds East 136.08 feet to a nail & cap (marked # 6475) lying on an 18 inch Bay tree, North 30 degrees 50 minutes 25 seconds East 373.45 feet to an iron rod and cap (marked # 6475), North 30 degrees 22 minutes 14 seconds East 73.84 feet to an iron rod and cap (marked # 7160), thence leaving said right-of-way run South 89 degrees 58 minutes 25 seconds East 1504.17 feet to the POINT OF BEGINNING containing 23.00 acres, more or less.

Official Copy