

Prepared by and return to:

Greg Smith, Esq.
Owen Title Company
2865 Remington Green Circle
Tallahassee, FL 32308
(850) 422-2800
File No 24-17394

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Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 28th day of May, 2025, by **Walton Accommodations 167, LLC, a Florida Limited Liability Company ("Grantor")**, whose post office address is **1550 S. Jefferson Street, Monticello, FL 32344**, given to second party, **Crude AG, LLC, a Florida Limited Liability Company ("Grantee")**, whose post office address is **875 Morgan Alderman Road, Mims, FL 32754**. Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals and the successors and assigns of corporations

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Wakulla County, Florida**, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Commonly known as:

Parcel ID(s): 14-3S-01E-357-05170-C06, 14-3S-01E-357-05170-D04, 14-3S-01E-357-05170-E10, 11-3S-01E-000-05167-000, 07-3S-02E-000-05972-001, 12-3S-01E-000-05168-000, 14-3S-01E-357-05170-C05, 14-3S-01E-357-05170-D03, 14-3S-01E-357-05170-E09, 14-3S-01E-357-05170-C04, 14-3S-01E-357-05170-D02, 14-3S-01E-357-05170-E08, 14-3S-01E-357-05170-C03, 14-3S-01E-357-05170-D01, 14-3S-01E-357-05170-C02, 14-3S-01E-357-05170-E07, 14-3S-01E-357-05170-E06, 14-3S-01E-357-05170-C01, 14-3S-01E-357-05170-E05, 14-3S-01E-357-05170-E04, 14-3S-01E-000-05170-000, 13-3S-01E-000-05169-000, 14-3S-01E-357-05170-E03, 14-3S-01E-357-05170-E01, 14-3S-01E-357-05170-E02, 14-3S-01E-357-05170-G01, 14-3S-01E-357-05170-G02, 14-3S-01E-357-05170-G08, 14-3S-01E-357-05170-G07, 14-3S-01E-357-05170-G06, 24-3S-01E-000-05418-000, 14-3S-01E-357-05170-G05, 14-3S-01E-357-05170-G03, 14-3S-01E-357-05170-G04, 14-3S-01E-357-05170-F01, 14-3S-01E-357-05170-F02, 14-3S-01E-357-05170-F03, 14-3S-01E-357-05170-F04, 18-3S-02E-000-05983-000, Portion of 24-3S-01E-000-05417-000

SUBJECT to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

IN Witness Whereof, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered in our presence:

Kleena Ann Parker
(Signature of 1st Witness)

Debra Ann Parker
(Printed, Typed, or Stamped Name of 1st Witness)
2865 Remington Green Circle
Tallahassee, FL 32308
(Address of 1st Witness)

By: Walton Accommodations 167, LLC, a Florida
Limited Liability Company

By: Katrina Walton
Katrina Walton, Manager

Julie W. Glaze
(Signature of 2nd Witness)

Julie W. Glaze
(Printed, Typed, or Stamped Name of 2nd Witness)

2865 Remington Green Circle
(Address of 2nd Witness) Tall, FL, 32308

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 27th day of November, 2024 by Katrina Walton, Manager of Walton
Accommodations 167, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Julie W. Glaze
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____

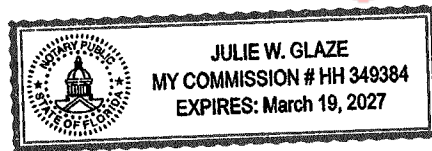


Exhibit "A"
Property Description

Commence at a found old terra cotta concrete monument marking the Southeast corner of the Southwest quarter of the Southeast quarter of Section 24, Township 3 South, Range 1 East, Wakulla County, Florida; thence run North 00 degrees 08 minutes 32 seconds East 41.32 feet to a concrete monument; thence North 00 degrees 04 minutes 04 seconds West 214.75 feet to a rod and cap, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run North 00 degrees 14 minutes 59 seconds East 401.74 feet to a 6x6 St. Joe Paper Company concrete monument; thence run North 89 degrees 32 minutes 29 seconds West 659.32 feet to a 6x6 St. Joe Paper Company concrete monument; thence run South 00 degrees 13 minutes 48 seconds West 661.84 feet to a 6x6 St. Joe Paper Company concrete monument; thence run North 88 degrees 16 minutes 00 seconds East 171.52 feet to a 4x4 concrete monument; thence run South 08 degrees 03 minutes 13 seconds West 174.34 feet to a re-bar lying on the Easterly right of way line of Bloxham Cutoff, also being known as State Road #S-365, said point lying on a curve to the right having a radius of 992.14 feet; thence run along said Easterly right of way line and said curve Northwesterly along the arc through a central 39 degrees 54 minutes 46 seconds for a distance of 691.13 feet, chord of said arc being North 54 degrees 06 minutes 52 seconds West 677.24 feet to a re-bar; thence run North 34 degrees 09 minutes 30 seconds West 661.91 feet to a re-bar marking the intersection of said Easterly right of way line with the Southerly boundary line of Florida Department of Transportation Parcel N.7, Old Plank Road, as recorded in Official Records Book 840, Page 176 in the public records of Wakulla County, Florida; thence leaving said Easterly right of way line run along said Southerly boundary line as follows: North 55 degrees 50 minutes 30 seconds East 1448.86 feet to a point of curve to the left having a radius of 2125.00 feet; thence run Northeasterly along the arc through a central angle of 42 degrees 46 minutes 15 seconds for a distance of 1586.30 feet, chord of said arc being North 34 degrees 34 minutes 02 seconds East 1549.72 feet to a point marking the intersection of said Southerly boundary line with the Westerly maintained right of way line of Old Plank Road; thence leaving said Southerly boundary line run along said Westerly maintained right of way line as follows: South 03 degrees 19 minutes 43 seconds East 216.80 feet; thence run South 02 degrees 23 minutes 19 seconds East 297.66 feet; thence run South 01 degrees 53 minutes 47 seconds East 301.91 feet; thence run South 02 degrees 41 minutes 55 seconds East 299.59 feet; thence run South 02 degrees 10 minutes 38 seconds East 117.87 feet; thence run South 01 degrees 03 minutes 40 seconds East 182.38 feet; thence run South 01 degrees 57 minutes 49 seconds East 298.23 feet; thence run South 02 degrees 03 minutes 07 seconds East 198.14 feet; thence run South 00 degrees 40 minutes 24 seconds East 136.51 feet; thence run South 02 degrees 11 minutes 08 seconds West 88.29 feet; thence run South 04 degrees 28 minutes 44 seconds West 135.52 feet; thence run South 04 degrees 36 minutes 02 seconds West 106.89 feet; thence run South 07 degrees 18 minutes 13 seconds West 103.03 feet; thence run South 08 degrees 38 minutes 28 seconds West 237.23 feet to a re-bar; thence leaving said Westerly right of way line run North 81 degrees 04 minutes 00 seconds West 657.23 feet to the POINT OF BEGINNING.

AND ALSO:

Begin at a found 5/8" rod and cap marking the Northeast corner of Section 11 also being the Northwest corner of Section 12, Township 3 South, Range 1 East, Wakulla County, Florida; thence leaving said POINT OF BEGINNING run along the Northerly boundary line of said Section 12, South 89 degrees 57 minutes 18 seconds East 5343.27 feet to a 1" iron pipe marking the Northeast corner of said Section 12, Township 3 South, Range 1 East, also being the Northwest corner of Section 7, Township 3 South, Range 2 East, Wakulla County, Florida; thence run along the Northerly boundary line of said Section 7, South 88 degrees 41 minutes 33 seconds East 1924.79 feet to a point marking the intersection of said Northerly boundary line with the Westerly boundary line of Florida Department of Transportation Parcel N.5, Old Plank Road as recorded in Official Records Book 840, Page 176, in the public records of Wakulla County, Florida; thence leaving said Northerly boundary line run along the Westerly boundary line of said Florida Department of Transportation Parcel N.5, Old Plank Road, as follows: South 11 degrees 39 minutes 02 seconds West 703.42 feet to a re-bar; thence run South 10 degrees 15 minutes 44 seconds West 1269.38 feet to a rod and cap; thence run South 10 degrees 04 minutes 29 seconds West 949.94 feet; thence run South 11 degrees 33 minutes 23 seconds West 168.32 feet; thence run South 15 degrees 25 minutes 13 seconds West 72.60 feet; thence run South 26 degrees 01 minutes 29 seconds West 100.17 feet; thence run South 25 degrees 20 minutes 46 seconds West 264.98 feet; thence run South 22 degrees 58 minutes 59 seconds West 126.95 feet; thence run South 14 degrees 23 minutes 10 seconds West 172.85 feet; thence run South 12 degrees 09 minutes 48 seconds West 753.07 feet; thence run South 12 degrees 31 minutes 45 seconds West 820.54 feet; thence run South 12 degrees 37 minutes 16 seconds West 56.13 feet; thence leaving said Westerly boundary line run along the Southerly boundary line of said Parcel N.5, North 89 degrees 55 minutes 31 seconds East 198.49 feet to a point lying on the Westerly maintained right of way line of Old Plank Road; thence leaving said Southerly boundary line run along said Westerly maintained right of way line South 12 degrees 32 minutes 32 seconds West 1353.44 feet to a point lying on the Northerly boundary line of Florida Department of Transportation Parcel N.6, Old Plank Road as recorded in Official Records Book 840, Page 176 in the public records of Wakulla County, Florida; thence leaving said Westerly maintained right of way line run along the Northerly boundary line of said Florida Department of Transportation Parcel N.6, Old Plank Road, as recorded in Official Records Book 840, Page 176, South 89 degrees 53 minutes 47 seconds West 199.88 feet to a re-bar; thence leaving said Northerly boundary line run along the Westerly boundary line of Parcel N.6 as follows: South 12 degrees 38 minutes 57 seconds West 1356.96 feet to a re-bar; thence run South 12 degrees 46 minutes 04 seconds West 1144.99 feet to a re-bar; thence run South 12 degrees 43 minutes 01 seconds West 1237.96 feet; thence run South 12 degrees 47 minutes 24 seconds West 372.90 feet; thence run South 12 degrees 54 minutes 32 seconds West 1589.57 feet; thence run South 10 degrees 56 minutes 01 seconds West 232.92 feet; thence run South 01 degrees 17 minutes 00 seconds West 141.39 feet; thence run South 00 degrees 44 minutes 59 seconds East 57.25 feet to a point marking the Southwest corner of Florida Department of Transportation Parcel N.6, also being the Northwest corner of Florida Department of Transportation Parcel N.7, Old Plank Road as recorded in Official Records Book 840, Page 176 in the public records of Wakulla County;

thence run along the Northwesterly boundary line of said Parcel N.7 as follows: South 00 degrees 52 minutes 19 seconds East 248.21 feet; thence run South 10 degrees 55 minutes 22 seconds West 38.75 feet to a point of curve to the right having a radius of 1875.00 feet; thence run Southwesterly along the arc through a central angle of 45 degrees 28 minutes 15 seconds for a distance of 1488.03 feet, chord of said arc being South 33 degrees 12 minutes 55 seconds West 1449.28 feet; thence run South 55 degrees 49 minutes 39 seconds West 1299.31 feet to a re-bar marking the intersection of said Northwesterly boundary line of said Florida Department of Transportation Parcel N.7 with the Northeasterly Boundary line of Florida Department of Transportation Parcel F.6, #S-365, as recorded in Official Records Book 840, Page 176 in the public records of Wakulla County, Florida; thence leaving said Northwesterly boundary line run along the Northeasterly boundary line of said Florida Department of Transportation Parcel F.6, #S-365, as follows: North 34 degrees 04 minutes 00 seconds West 1510.29 feet to a re-bar marking a point of curve to the left having a radius of 5929.65 feet; thence run Northwesterly along the arc through a central angle of 18 degrees 42 minutes 34 seconds for a distance of 1936.28 feet, chord of said arc being North 43 degrees 26 minutes 43 seconds West 1927.68 feet; thence run North 52 degrees 44 minutes 02 seconds West 529.16 feet to a point of curve to the right having a radius of 3619.83 feet; thence run Northwesterly along the arc through a central angle of 27 degrees 29 minutes 03 seconds for a distance of 1736.39 feet, chord of said arc being North 39 degrees 04 minutes 49 seconds West 1719.79 feet to a rod and cap; thence run North 25 degrees 19 minutes 10 seconds West 2374.68 feet to a point of curve to the left having a radius of 3064.93 feet; thence run Northwesterly along the arc through a central angle of 56 degrees 32 minutes 12 seconds for a distance of 3024.32 feet, chord of said arc being North 53 degrees 37 minutes 24 seconds West 2903.11 feet to a re-bar; thence run North 81 degrees 53 minutes 23 seconds West 781.02 feet to a re-bar marking a point of curve to the right having a radius of 5529.65 feet; thence run Northwesterly along the arc through a central angle of 01 degrees 20 minutes 36 seconds for a distance of 129.64 feet, chord of said arc being North 81 degrees 19 minutes 58 seconds West 129.64 feet to a point marking the intersection of said Northerly boundary line of said Florida Department of Transportation Parcel F.6, #S-365; with the Easterly boundary line of Douin Plantation, a subdivision as per map or plat thereof recorded in Plat Book 5, Page 71, in the Public Records of Wakulla County, Florida; thence leaving said Northerly boundary line run along said Easterly boundary line as follows: North 00 degrees 09 minutes 24 seconds West 1264.30 feet; thence run North 00 degrees 11 minutes 15 seconds West 747.24 feet to a re-bar; thence run North 00 degrees 16 minutes 25 seconds West 459.26 feet to a 5/8 " rod and cap marking the Northeast corner of Lot 3, of said Douin Plantation, said point also marking the Southeast corner of Lot 1, Danley Grade Acres, a subdivision as per map or plat thereof recorded in Plat Book 5, Page 42, in the Public Records of Wakulla County, Florida; thence run along the Easterly boundary line of Lot 1, of said Danley Grade Acres, North 00 degrees 11 minutes 18 seconds West 1475.01 feet to a 5/8" rod and cap marking the Northeast corner of Lot 1, of said Danley Grade Acres, also being the Southeast corner of Lot 5, Block "B" Turkey Run Farms, a subdivision as per map or plat thereof recorded in Plat Book 5, Page 1, in the Public Records of Wakulla County, Florida; thence run along the Easterly boundary line of said Turkey Run Farms, as follows; North 00 degrees 12 minutes 50 seconds West 757.19 feet; thence run North 00 degrees 10 minutes 10 seconds West 944.33 feet; thence run North 00 degrees 11 minutes 21 seconds West 957.69 feet to an Old light wood hub marking the

Northwest corner of Section 11, Township 3 South, Range 1 East, Wakulla County, Florida; thence leaving said Easterly boundary line of said Turkey run Farms run along the Northerly boundary line of said Section 11, as follows: South 89 degrees 54 minutes 35 seconds East 4026.27 feet; thence run South 89 degrees 53 minutes 49 seconds East 1320.07 feet to the POINT OF BEGINNING.

AND ALSO:

Commence at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 24, Township 3 South, Range 1 East, Wakulla County, Florida; thence run North 00 degrees 08 minutes 32 seconds East 41.32 feet to a concrete monument; thence run South 81 degrees 21 minutes 50 seconds East 654.37 feet to a concrete monument lying on the Easterly right of way line of Old Plank Road; thence run along said Easterly right of way line North 10 degrees 15 minutes 59 seconds East 208.69 feet to a concrete monument marking the Northwest corner of property as described in Official Records Book 1014, Page 712 in the Public Records of Wakulla County, Florida., said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING and said Easterly right of way line run along the Northerly boundary line of said property as described in Official Records Book 1014, Page 712, South 81 degrees 21 minutes 08 seconds East 449.81 feet to a concrete monument lying on the mean high water line of the Westerly edge of the St. Marks River, as located on March 19, 2024 at an elevation of 1.70' NAVD 88 Datum ; thence leaving said Northerly boundary line run along said mean high water line of the Westerly edge of the St. Marks River as follows: North 29 degrees 42 minutes 06 seconds East 27.75 feet; thence run North 23 degrees 44 minutes 08 seconds East 41.77 feet; thence run North 18 degrees 14 minutes 50 seconds East 46.07 feet; thence run North 14 degrees 32 minutes 36 seconds East 44.71 feet; thence run North 04 degrees 42 minutes 23 seconds East 73.40 feet; thence run North 02 degrees 20 minutes 19 seconds East 30.69 feet; thence run North 09 degrees 40 minutes 59 seconds East 46.06 feet; thence run North 08 degrees 08 minutes 02 seconds East 53.74 feet; thence run North 09 degrees 53 minutes 45 seconds West 35.42 feet; thence run North 01 degrees 02 minutes 35 seconds East 45.77 feet; thence run North 04 degrees 36 minutes 47 seconds West 78.25 feet; thence run North 15 degrees 26 minutes 23 seconds East 63.75 feet; thence run North 00 degrees 15 minutes 24 seconds East 18.70 feet; thence run North 08 degrees 09 minutes 59 seconds East 43.28 feet; thence run North 10 degrees 52 minutes 54 seconds East 19.60 feet; thence run South 80 degrees 50 minutes 09 seconds West 24.08 feet; thence run North 03 degrees 41 minutes 11 seconds West 26.13 feet; thence run North 03 degrees 14 minutes 50 seconds West 30.12 feet; thence run South 85 degrees 06 minutes 42 seconds East 27.19 feet; thence run North 06 degrees 53 minutes 38 seconds East 36.36 feet; thence run North 31 degrees 28 minutes 38 seconds East 19.98 feet; thence run North 77 degrees 10 minutes 41 seconds West 33.35 feet; thence run North 26 degrees 08 minutes 10 seconds East 18.27 feet; thence run North 58 degrees 17 minutes 17 seconds East 21.44 feet; thence run North 00 degrees 51 minutes 52 seconds East 36.69 feet; thence run North 00 degrees 52 minutes 44 seconds East 34.31 feet; thence run North 10 degrees 53 minutes 24 seconds West 13.28 feet; thence run North 04 degrees 43 minutes 31 seconds East 58.33 feet; thence run North 08 degrees 53 minutes 38 seconds West 37.94 feet; thence run South 81 degrees 51 minutes 12 seconds West 17.21 feet; thence run North 10 degrees 35 minutes 31 seconds West 49.93 feet; thence run

North 00 degrees 33 minutes 19 seconds East 71.64 feet; thence run North 25 degrees 48 minutes 32 seconds West 19.08 feet; thence run North 08 degrees 32 minutes 51 seconds West 19.03 feet; thence run North 87 degrees 13 minutes 53 seconds East 28.47 feet; thence run North 01 degrees 02 minutes 05 seconds East 42.91 feet; thence run South 88 degrees 01 minutes 47 seconds West 31.96 feet; thence run North 03 degrees 37 minutes 11 seconds East 28.96 feet; thence run South 78 degrees 48 minutes 04 seconds East 22.91 feet; thence run North 39 degrees 10 minutes 28 seconds East 21.86 feet; thence run North 09 degrees 01 minutes 20 seconds West 40.53 feet; thence run North 05 degrees 00 minutes 49 seconds West 54.34 feet; thence run North 19 degrees 51 minutes 50 seconds East 31.09 feet; thence run North 07 degrees 03 minutes 37 seconds East 96.77 feet; thence run North 07 degrees 07 minutes 06 seconds East 51.24 feet; thence run North 15 degrees 55 minutes 10 seconds East 36.23 feet; thence run North 07 degrees 29 minutes 13 seconds West 44.29 feet; thence run North 01 degrees 24 minutes 35 seconds East 67.86 feet; thence run North 00 degrees 49 minutes 26 seconds West 24.80 feet; thence run North 07 degrees 12 minutes 36 seconds East 47.90 feet; thence run North 08 degrees 40 minutes 03 seconds West 47.92 feet; thence run North 82 degrees 02 minutes 59 seconds East 16.33 feet; thence run North 07 degrees 48 minutes 05 seconds West 36.81 feet; thence run North 65 degrees 27 minutes 44 seconds West 17.55 feet; thence run North 17 degrees 39 minutes 57 seconds East 22.57 feet; thence run North 66 degrees 57 minutes 46 seconds East 23.59 feet; thence run North 12 degrees 39 minutes 28 seconds West 65.04 feet; thence run North 57 degrees 45 minutes 54 seconds West 18.64 feet; thence run North 08 degrees 33 minutes 31 seconds East 34.00 feet; thence run South 69 degrees 17 minutes 03 seconds East 14.85 feet; thence run North 18 degrees 16 minutes 10 seconds East 33.99 feet; thence run North 53 degrees 41 minutes 48 seconds West 16.54 feet; thence run North 23 degrees 58 minutes 20 seconds East 62.74 feet; thence run North 01 degrees 35 minutes 49 seconds East 23.87 feet; thence run South 78 degrees 49 minutes 47 seconds East 23.98 feet; thence run North 16 degrees 36 minutes 35 seconds East 50.46 feet; thence run North 13 degrees 54 minutes 37 seconds East 60.19 feet; thence run North 19 degrees 18 minutes 46 seconds East 78.45 feet; thence run North 10 degrees 20 minutes 08 seconds East 44.03 feet; thence run North 15 degrees 44 minutes 25 seconds East 49.62 feet; thence leaving said mean high water line run North 89 degrees 57 minutes 11 seconds West 691.72 feet to a point lying on the Easterly right of way line of a maintained right of way known as Old Plank Road; thence run along said Easterly maintained right of way line as follows: South 02 degrees 11 minutes 43 seconds East 46.61 feet; thence run South 01 degrees 59 minutes 27 seconds East 297.96 feet; thence run South 02 degrees 36 minutes 42 seconds East 296.61 feet; thence run South 03 degrees 19 minutes 19 seconds East 119.58 feet; thence run South 01 degrees 33 minutes 02 seconds East 185.81 feet; thence run South 02 degrees 03 minutes 56 seconds East 295.30 feet; thence run South 02 degrees 17 minutes 16 seconds East 191.13 feet; thence run South 00 degrees 44 minutes 02 seconds East 144.58 feet; thence run South 01 degrees 57 minutes 47 seconds West 86.75 feet; thence run South 04 degrees 14 minutes 16 seconds West 139.93 feet; thence run South 07 degrees 48 minutes 13 seconds West 107.95 feet; thence run South 07 degrees 32 minutes 12 seconds West 101.74 feet; thence run South 08 degrees 47 minutes 05 seconds West 238.68 feet; thence leaving said Easterly maintained right of way line run South 81 degrees 21 minutes 08 seconds East 10.36 feet to the POINT OF BEGINNING.