

Prepared by and return to:

Jan Colvin
Wakulla Title Company, Inc.
3004 Crawfordville Highway
Crawfordville, FL 32327
(850) 926-3934
File No 30195

Parcel Identification No Property 1:
00-00-059-300-10035-A38

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 18 day of July, 2025 between Roger L. White, whose post office address is P.O Box 426, Lead Hill, AR 72466, of the County of , State of Arkansas, Grantor, to Southern Construction Co, LLC, a Florida Limited Liability Company, whose post office address is 260 Jack Crum Road, Crawfordville, FL 32327, of the County of Wakulla, State of 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

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: P.O Box 426, Lead Hill, AR 72466.

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 Grantee 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:

PLEASE SIGN

Roger L White
Roger L. White

WITNESS

Angel Jessica McMichael
WITNESS

PRINT NAME: Angel Jessica McMichael

1402 N HWY 602-65
HARRISON, AR 72120
WITNESS 1 ADDRESS

WITNESS

Anika Palmer
WITNESS

PRINT NAME: Anika Palmer

1402 HWY 62-65 N
HARRISON, AR 72601
WITNESS 2 ADDRESS

STATE OF Arkansas
COUNTY OF Boone

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of July, 2025, by Roger L. White, who is/are personally known to me or who has/have produced DL as identification.

NOTARIZE

Anika Palmer
Signature of Notary Public

Anika Palmer
Print, Type/Stamp Name of Notary

ANIKA PALMER
Notary Public - Arkansas
Carroll County
Commission # 12375001
My Commission Expires Feb 12, 2030

Original Copy

Exhibit "A"

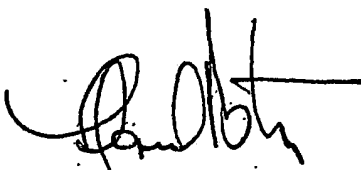
LELAND BURTON
PROFESSIONAL LAND SURVEYOR

30 NOVEMBER 2006

LOT 38 EASTGATE SUBDIVISION (UNRECORDED)

COMMENCE AT THE SOUTHEAST CORNER, ALSO THE MOST EASTERLY CORNER OF LOT 33 AS RECORDED IN OFFICIAL RECORDS BOOK 563, PAGE 450 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA IN EASTGATE SUBDIVISION (UNRECORDED), A PART OF LOT 59 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA; SAID SOUTHEAST CORNER KNOWN AS BEING LOCATED FROM THE NORTHEAST CORNER OF SAID LOT 59 AS FOLLOWS: S72°30'30"W ALONG THE NORTH BOUNDARY OF SAID LOT 59 A DISTANCE OF 2365.0 FEET; THENCE S17°52'45"E 1050.52 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID EASTGATE SUBDIVISION; THENCE: S72°40'45"W 1000.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY OF GRIFFIN ROAD, A COUNTY ROADWAY; THENCE S17°51'45" E 933.50 FEET TO A THE SOUTHWEST CORNER OF SAID EASTGATE SUBDIVISION; THENCE N72°40'45"E ALONG THE SOUTHERLY BOUNDARY OF SAID EASTGATE SUBDIVISION 700.00 FEET; THENCE N17°51'45"W 311.16 FEET TO SAID SOUTHEAST CORNER OF SAID LOT 33, THE POINT OF COMMENCEMENT; THENCE S72°40'45"W ALONG THE SOUTHERLY BOUNDARY, AND THE PROJECTION THEREOF, OF SAID LOT 33 A DISTANCE OF 400.00 FEET TO THE SOUTHWESTERLY CORNER, ALSO THE MOST WESTERLY CORNER, OF LOT 30 OF SAID EASTGATE SUBDIVISION AS RECORDED IN OFFICIAL RECORDS BOOK 616, PAGE 801 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA FOR THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN. FROM SAID POINT OF BEGINNING CONTINUE THENCE S72°40'45"W ALONG THE PROJECTION OF THE SOUTHERLY BOUNDARY OF SAID LOT 30 A DISTANCE OF 75.00 FEET TO THE SOUTHEASTERLY CORNER, ALSO THE MOST EASTERLY CORNER, OF LOT 28 IN EASTGATE SUBDIVISION AS RECORDED IN OFFICIAL RECORDS BOOK 660, PAGE 230 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA; THENCE S17°51'45"E 155.58 FEET TO THE CENTERLINE OF EASTGATE WAY, A FIFTY FOOT ROADWAY EASEMENT; THENCE N72°40'45"E ALONG SAID CENTERLINE 75.00 FEET; THENCE N17°51'45"W 155.58 TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES MORE OR LESS. THE SOUTHEASTERLY 25 FEET OF SAID PROPERTY BEING SUBJECT TO A 50 FOOT ROADWAY EASEMENT KNOWN AS EASTGATE WAY.

THE DESCRIPTION ABOVE WAS PREPARED FROM EXISTING RECORDS AND IS NOT THE RESULT OF A FIELD SURVEY.



LELAND BURTON
 PROFESSIONAL LAND SURVEYOR

Exhibit "A" continued

LEGAL DESCRIPTION

LOT 38, EASTGATE SUBDIVISION (UNRECORDED). BEING MORE PARTICULARLY DESCRIBED BY A RECENT SURVEY AS FOLLOWS.

0.22 ACRES

Commence at the Northeast corner of Lot 59 of the Hartsfield Survey of Lands in Wakulla County; thence run along the Northerly boundary line of said Lot 59, South 72 degrees 30 minutes 30 seconds West 2365.00 feet; thence leaving said Northerly boundary line run South 17 degrees 52 minutes 45 seconds East 1050.52 feet to the Northeast corner of Eastgate subdivision (unrecorded); thence run along the Northerly boundary line of said Eastgate Subdivision (Unrecorded), South 72 degrees 40 minutes 45 seconds West 1000.00 feet to a point marking the intersection of said Northerly boundary line with the Easterly right of way line of Griffin Road; thence leaving said Northerly boundary line run along said Easterly right of way line South 17 degrees 51 minutes 45 seconds East 933.50 feet to a point marking the Southwest corner of said Eastgate Subdivision (unrecorded); thence leaving said Easterly right of way line run along the Southerly boundary line of said Eastgate subdivision (unrecorded), North 72 degrees 40 minutes 45 seconds East 700.00 feet; thence leaving said Southerly boundary line run North 17 degrees 51 minutes 45 seconds West 311.16 feet to the Southeast corner of Lot 33, of said Eastgate Subdivision (unrecorded); thence run South 72 degrees 40 minutes 45 seconds West 400.00 feet to a re-bar, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run South 72 degrees 39 minutes 00 seconds West 74.82 feet to a re-bar; thence run South 17 degrees 49 minutes 29 seconds East 155.58 feet to a rod and cap lying on the centerline of a 50.00' wide roadway easement known as Eastgate Way; thence run along said centerline North 72 degrees 38 minutes 53 seconds East 75.09 feet; thence leaving said centerline run North 17 degrees 55 minutes 28 seconds West 155.58 feet to the POINT OF BEGINNING. Containing 0.22 acres more or less.

SUBJECT TO AND TOGETHER WITH A 50.00' WIDE ROADWAY EASEMENT KNOWN AS EASTGATE WAY LYING OVER AND ACROSS THE SOUTHERLY 25.00' OF THE ABOVE DESCRIBED PROPERTY.