

Prepared By and Return To:

Sherry Fordham
Hayward Title Group
71A Songbird Avenue
Crawfordville, FL 32327

Order No.: 25C-0374

Property Appraiser's Parcel I.D. (folio) Number:
00-00-121-133-11965-036

WARRANTY DEED

THIS WARRANTY DEED dated this the 28th day of July, 2025, by John Mazurowski and Tricia Mazurowski, a married couple, whose post office address is 1223 Hathaway Point Road, Saint Albans, VT 05478 (the "Grantor"), to Joshua Schuyler Lovestrand and Rachel Elizabeth Lovestrand, husband and wife, whose post office address is 126 Royster Drive, Crawfordville, FL 32327 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Four Hundred Forty Thousand And No/100 Dollars (\$440,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Wakulla, State of Florida, viz:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

• Aleesha Cook
Witness Signature

• Aleesha Cook
Printed Name of First Witness

• 3FN Main St Saint Albans VT 05478
Address of First Witness

• Daniel Thayer
Witness Signature

• Daniel Thayer
Printed Name of Second Witness

• 3FN Main St Saint Albans VT 05478
Address of Second Witness

[Signature]
John Mazurowski

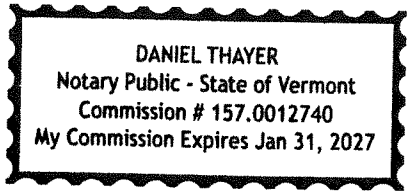
[Signature]
Tricia Mazurowski

Grantor Address:
1223 Hathaway Point Road
Saint Albans, VT 05478

STATE OF • Vermont
COUNTY OF • Franklin

The foregoing instrument was acknowledged before me by means of physical presence this 20 of July, 2025 by John Mazurowski and Tricia Mazurowski, a married couple, who is/are personally known to me or who produced • Driver's Lic as identification.

[Signature]
• Notary Public
(SEAL)



Unofficial Copy

EXHIBIT "A"
Legal Description

Lot 36, SHELL POINT HARBOR, as per Map or Plat thereof, recorded in Plat Book 2, Page 24, Public Records of Wakulla County, Florida.

Unofficial Copy