

Prepared by and return to:

CURTIS D. HAMLIN, Esq.



2033 Main Street, Suite 600  
Sarasota, FL 34237  
(941) 366-8100

File Number: 80743-142706  
Purchase Price: \$470,000.00

Parcel Identification Numbers:  
00-00-077-000-10382-000  
36-3S-02W-000-01760-001

(Space Above This Line For Recording Data)

### Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this 31st day of July, 2025 between Woodville Properties, Inc., a Florida corporation, whose mailing address is 3333 West Pensacola Street, Suite 330, Tallahassee, FL 32304 ("Grantor") to, Affordable Housing Solutions for Florida, Inc., a Florida not for profit corporation, whose mailing address is 7842 Land O' Lakes Boulevard, #305, Land O' Lakes, FL 34638 ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in Wakulla County, Florida and fully described as follows:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.*

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2025 and subsequent years, not yet due and payable; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR hereby covenants and specifically warrants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property without the joinder of any other person; and that the Grantor does hereby warrant and defend the title to the Property against the lawful claims of all persons claiming by, through and under Grantor, but none other

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

GRANTOR:

Woodville Properties, Inc., a Florida corporation

By: *John Wilson*  
John Wilson, CEO

WITNESSES:

*Jeremy Smith*  
WITNESS  
PRINT NAME: Jeremy Smith  
*Jordan Cowart*  
WITNESS  
PRINT NAME: Jordan Cowart

3333 West Pensacola St Suite 300  
Tallahassee, FL 32304  
WITNESS 1 ADDRESS

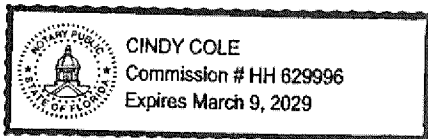
3333 West Pensacola Street Suite 300  
Tallahassee, FL 32304  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28<sup>th</sup> day of July, 2025, by John Wilson, as CEO of Woodville Properties, Inc., a Florida corporation, on behalf of the corporation, and  who is/are personally known to me or  who has/have produced \_\_\_\_\_ as identification.

*Cindy Cole*  
Signature of Notary Public

Cindy Cole  
Print, Type/Stamp Name of Notary



**EXHIBIT "A"**

Property Address:       **High Drive**  
                                   **Crawfordville, FL 32327**

**Tract B**

Commence at an iron rod set in the pavement of a County Road marking the NE corner of the South 1/2 of the SE 1/4 of Section 36, Township 3 South, Range 2 West, Wakulla County, Florida, and thence run S 89°26'19" E, 30.00 feet to the Point of Beginning; from said Point of Beginning; thence run S 89°26'19" E, 178.71 feet; thence run S 00°29' W, 20.50 feet to a concrete monument (set); thence continue S 00°29' W, 188.21 feet to a concrete monument (set); thence run N 89°26'19" W, 178.71 feet to a concrete monument (set); thence run N 00°29' E, 195.71 feet to an iron pipe (set); thence continue N 00°29' E, 13.00 feet to the Point of Beginning, lying in an unnumbered lot North of Lot 89 of the Hartsfield Survey of Lands in Wakulla County, Florida;

LESS any portion lying within the road right of way along the Northerly boundary.

AND

**Tract C**

Commence at an iron rod set in the pavement of a County Road marking the NE corner of the South 1/2 of the SE 1/4 of Section 36, Township 3 South, Range 2 West, Wakulla County, Florida, and thence run S 89°26'19" E, 30.00 feet; thence run S 00°29' W, 208.71 feet to a concrete monument (set) marking the Point of Beginning; from said Point of Beginning; thence run S 89°26'19" E, 178.71 feet to a concrete monument (set); thence run S 00°29' W, 166.54 feet to an iron axle (set); thence run N 88°11'03" W, 208.76 feet to an iron pipe (found); thence run N 00°29' E along the East line of said Section 36, a distance of 7.68 feet to an iron pipe (set); thence run N 89°26'19" W, 120.00 feet to an iron axle (set); thence run N 00°29' E, 153.00 feet to an iron rod (set); thence run S 89°26'19" E, 150.00 feet to a concrete monument (set); thence run N 00°29' E, 1.29 feet to the Point of Beginning; being in Section 36, Township 3 South, Range 2 West, and also being in an unnumbered lot North of Lot No. 89 of the Hartsfield Survey of the Lands in Wakulla County, Florida.

AND

The land referred to herein below is situated in the County of Wakulla, State of Florida and is described as follows:

Commence at a found nail marking the NE corner of the South 1/2 of the SE 1/4 of Section 36, Township 3 South, Range 2 West, Wakulla County, Florida, and thence run S 89°50'59" E for 30.00 feet to a nail & disc stamped LB #6745 marking the NW corner of Parcel #00-00-077-000-10382-000 of said Wakulla County; thence run S 00°44'51" E along the West line of said parcel for 176.06 feet to a found nail & disc stamped LB #6475 marking the SE corner of lands described in Official Records Book 923 at Page 824, of said Wakulla County and the Point of Beginning; thence continue S 00°44'51" E for a distance of 35.48 feet; thence run S 89°40'42" W for a distance of 120.43 feet to a found 5/8" iron rod with cap stamped LB #6475; thence run N 01°36'58" W for a distance of 36.47 feet to a found 5/8" iron rod with cap stamped LB #6475 marking the SW corner of said lands described in Official Records Book 923 at Page 824; thence run S 89°51'20" E along the South line of aforesaid lands for 120.99 feet to the Point of Beginning.