

This Instrument prepared by & return to

Name: Old Republic National Title Insurance Company

*Address: 1125 Sanctuary Parkway, Ste. 140.
Alpharetta, Georgia 30009*

File No: G.125010360

*Parcel ID: 01-6S-02W-000-03574-000
01-6S-02W-000-03575-000*

THIS WARRANTY DEED made the 15th day of August, A.D. 2025 by and between Byrd Family Properties, LLC, a Florida limited liability company, whose address is 151 Triplett Road, Crawfordville, Florida 32327 hereinafter called the "Grantor", and Forgotten Coast RV Resort, LLC, a Florida limited liability company, whose address is 279 River Plantation Road, Crawfordville, Florida 32327, hereinafter called the "Grantee":

(Which terms "grantors" and "grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

Commence at the point where the West boundary line of Section One (1), Township 6 South, Range 2 West, Wakulla County, Florida, intersects the Westerly boundary line of the right of way of State Road No. 30 (U.S. #98) and run Southerly along the Westerly boundary line of the right of way of said highway, 5405.5 feet to the Point of Beginning. From said Point of Beginning run Westerly tangent to a 1 degree 40 minutes curve right, 200 feet, then run Southerly parallel to said 1 degree 40 minute curve, 92.5 feet, then run Easterly and tangent to said curve, 200 feet to the Westerly boundary line of the right of way of said State Road No. 30, then run Northerly along said right of way boundary 100 feet to the Point of Beginning. Said lot lying and being in the South Half of Section One (1), Township 6 South, Range 2 West, Wakulla County, Florida.

And

Commence at the intersection of the South boundary of Section One (1), Township Six (6) South, Range Two (2) West, Wakulla County, Florida, with the West boundary of the right-of-way of State Road No. 30 (U.S. #98), in Wakulla County, Florida, said highway right-of-way being in a curve, and run thence in a North Westerly direction along a curve to the left, having a central angle of 49 degrees 58 minutes and a radius of 3337.75 feet, an arc distance of 160 feet, more or less, to the Northeast corner of the property previously conveyed to John Price by Fenton Jones, et ux, said point being the Point of Beginning. From said Point of Beginning continue thence in a Northwesterly direction along said curve, an arc distance of 200 feet; thence run South 76 degrees 05 minutes West 200 feet; thence run South 21 degrees 21 minutes 10 seconds East 185.3 feet to the Northwest corner of said John Price property; thence run North 80 degrees 19 minutes East along the North line of said John Price Property 200 feet to the Point of Beginning, in the South Half of Section 1, Township 6 South, Range 2 West, Wakulla County, Florida.

Being the same property more particularly described in a recent survey by Thurman Roddenberry and Associates, Inc. as:

PARCEL 1:

Commence at the intersection of the South boundary of Section 1, Township 6 South, Range 2 West and the West right-of-way boundary of Highway No. 98 in Wakulla County, Florida, said right-of-way boundary lying in a curve concave to the Southwesterly, thence run Northwesterly along said right-of-way boundary and said curve with a radius of 3337.75 feet through a central angle of 49 degrees 58 minutes 00 seconds, for an arc distance of 160.00 feet to a concrete monument lying on a curve concave to the Southwesterly said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING run Northwesterly along said right-of-way boundary and said curve with a radius of 3337.08 feet, through a central angle of 03 degrees 26 minutes 18 seconds, for an arc distance of 200.26 feet, chord being North 20 degrees 35 minutes 35 seconds West 200.23 feet to an iron rod, thence leaving said right-of-way boundary and said curve run South 75 degrees 41 minutes 28 seconds West along the Southerly boundary of

property as described in Official Records Book 1176, Page 840 of the Public Records of Wakulla County, Florida 199.89 feet to an iron pipe, said point lying on a curve concave to the Southwesterly, thence run Southeasterly along the Easterly boundary of property as described in Official Records Book 1215, Page 430 of the Public Records of Wakulla County, Florida, and Lot 2 & 3 of Bay Park, a subdivision as per map or plat thereof recorded in Plat Book 1, Page 71 of the Public records of Wakulla County, Florida, and said curve with a radius of 3140.13 feet, through a central angle of 03 degrees 21 minutes 30 seconds for an arc distance of 184.06 feet, chord being South 21 degrees 19 minutes 50 seconds east 184.0 feet to an iron pipe, thence leaving said curve run North 80 degrees 23 minutes 15 seconds East along the Northerly boundary of property as described in Official Records Book 1135, Page 180 of the Public Records of Wakulla County, Florida 199.98 feet to the POINT OF BEGINNING.

Parcel 2:

Commence at the intersection of the West boundary of Section 1, Township 6 South, Range 2 West and the West right-of-way boundary of Highway No. 98 in Wakulla County, Florida, said right-of-way boundary lying in a curve concave to the Southwesterly, thence run Southerly along the Westerly right-of-way boundary of said Highway No. 98 5405.50 feet to a concrete monument (marked #2919) lying on a curve concave to the Southwesterly said point also marking the POINT OF BEGINNING. From said POINT OF BEGINNING run Southeasterly along said right-of-way boundary and said curve with a radius of 3337.08 feet, through a central angle of 01 degrees 43 minutes 14 seconds, for an arc distance of 100.21 feet, chord being South 25 degrees 06 minutes 49 seconds East 100.20 feet to an iron rod, thence leaving said right-of-way boundary and said curve run South 75 degrees 41 minutes 28 seconds West along the Northerly boundary of property as described in Official Records Book 1177, Page 215 of the Public Records of Wakulla County, Florida 199.89 feet to an iron pipe lying on a curve concave to the Southwesterly, thence run Northwesterly along the Easterly boundary of property as described in Official Records Book 1215, Page 430 of the Public Records of Wakulla County, Florida, and said curve with a radius of 3140.13 feet, for an arc distance of 92.59 feet, through a central angle of 01 degrees 41 minutes 22 seconds chord being North 23 degrees 53 minutes 50 seconds West 92.59 feet to an iron pipe, thence leaving said curve run North 73 degrees 36 minutes 48 seconds East along the Southerly boundary of property as described in Official Records Book 1243, Page 846 of the Public Records of Wakulla County, Florida 196.66 feet to the POINT OF BEGINNING.

The property described herein is the same property that became vested in Grantor by Warranty Deed recorded in OR Book 1253, Page 718 of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2025 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way 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 person whomsoever; and that said land is free of all encumbrances.

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

Signed and sealed in the presence of:

Byrd Family Properties, LLC

Michelle Maloni

Witness Signature

Michelle Maloni

Printed Name

Address: 68A Feli Way
Crawfordville, FL 32327

Misty S. Byrd
By: Misty S. Byrd
Its: Member

Lani E Musgrove

Witness Signature

Lani E Musgrove

Printed Name

Address: 68A Feli Way
Crawfordville, FL 32327

Allen M. Byrd
By: Allen M. Byrd
Its: Member

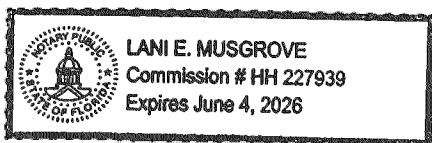
STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of August 2025, by Misty S. Byrd, Member and Allen M. Byrd, Member of Byrd Family Properties, LLC, a Florida limited liability company, who are personally known to me or have produced X X (type of identification) as identification.

(Seal)

Lani E Musgrove

Print Name
Notary Public



**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS, AND MANAGERS OF
FLORIDA LIMITED LIABILITY COMPANY**


STATE OF FLORIDA


COUNTY OF WAKULLA

BEFORE ME, the undersigned authority, personally appeared Misty S. Byrd and Allen M. Byrd, who, after being duly sworn, deposes and says:

1. The affiants' names are Misty S. Byrd and Allen M. Byrd, and the affiants are of legal age. The affiants have personal knowledge of the matters in this Affidavit.
2. The affiants are the sole Members of Byrd Family Properties, LLC, a Florida Limited Liability Company (LLC), organized and existing under Florida law.
3. The full legal name of the LLC is Byrd Family Properties, LLC, as filed with the Florida Department of State.
4. The principal place of business of the LLC is 151 Triplett Rd., Crawfordville, FL 32327.
5. The following individuals or entities, as defined by Florida Statutes or your Operating Agreement, constitute all the Members, Managing Members, or Managers who have an ownership or equitable interest, the right to manage, or the authority to bind the LLC:
 - Misty S. Byrd – Member 50% Ownership
 - Allen M. Byrd – Member 50% Ownership
6. This Affidavit is made to induce FORGOTTEN COAST RV RESORT LLC to close on and purchase the properties stated in the Land Contract for Sale and Purchase dated 5/5/2025 with Byrd Family Properties, LLC.
7. The undersigned is familiar with the nature of an oath and penalties for falsely swearing in Florida.

Further Affiant sayeth naught.


 _____ L.S.
 MISTY S. BYRD
 Member of Byrd Family Properties, LLC,
 a Florida limited liability company

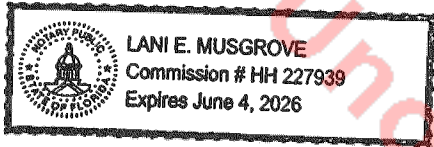

 _____ L.S.
 ALLEN M. BYRD
 Member of Byrd Family Properties, LLC,
 a Florida limited liability company

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 14th day of August, 2025, by MISTY S. BYRD, Member of Byrd Family Properties, LLC, a Florida limited liability company, and ALLEN M. BYRD, Member of Byrd Family Properties, LLC, a Florida limited liability company, who are personally known to me or have produced XX as identification.

(Seal)

Lani E Musgrove



NOTARY PUBLIC
My Commission Expires: _____

Unofficial Copy