

Prepared By and Return To:

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

Order No.: 25C-0440

Property Appraiser's Parcel I.D. (folio) Number:
00-00-077-021-10685-000

WARRANTY DEED

THIS WARRANTY DEED dated this the 29th day of August, 2025, by Woodlands Talquin Trace Inc., a Florida corporation, F/K/A Woodlands Title Company, Inc., a Florida corporation, existing under the laws of Florida, and having its principal place of business at 13 Talquin Trace Lane, Sopchoppy, FL 32358 (the "Grantor"), to Leharve F. Young, Jr., whose post office address is: 195 Harvey Young Farm Rd, 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 One Hundred Thirty Thousand And No/100 Dollars (\$130,000.00) 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 property is not the homestead of the Grantor as defined by the laws of the State of Florida.

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:

Lisa G. Welch

Witness Signature

Lisa G. Welch

Printed Name of First Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of First Witness

[Signature]

Witness Signature

Sherry Fordham

Printed Name of Second Witness

71A Songbird Avenue, Crawfordville, FL
32327

Address of Second Witness

Woodlands Talquin Trace Inc., a Florida corporation

BY: *[Signature]*

Patricia Holloway
President

Grantor Address:
13 Talquin Trace Lane
Sopchoppy, FL 32358

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence, this 20th of August, 2025, by Patricia Holloway, as President of Woodlands Talquin Trace Inc., a Florida corporation, who is/are personally known to me or who produced _____ as identification.

Lisa G. Welch

Notary Public
(SEAL)



EXHIBIT "A"
Legal Description

Lots 9, 10, 11, 12 and 9 1/2 feet of Lot 16, all in Isolated Block A, Town of Crawfordville.

Unofficial Copy