

Prepared by and return to:

Jan Colvin
Wakulla Title Company, Inc.
3004 Crawfordville Highway
Crawfordville, FL 32327
(850) 926-3934
File No 30282

Parcel Identification No Property 1:
00-00-035-008-07388-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 22 day of August, 2025 between Mark Prance, a married man, whose post office address is 261 Sautee Woods Trail, Sautee Nacoochee, GA 30571, of the County of White, State of Georgia, 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:

Lots 41 and 42, Block "16", of WAKULLA GARDENS, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 39, Public Records of Wakulla County, Florida.

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: 261 Sautee Woods Trail, Sautee Nacoochee, GA 30571.

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:

[Signature]
Mark Prance

[Signature]
WITNESS
PRINT NAME: Ben Parker

[Signature]
WITNESS
PRINT NAME: Erika Williams

153 E. Kyle St.
Cleveland, GA 30528
WITNESS 1 ADDRESS

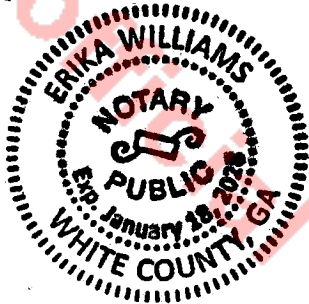
153 E Kyle St.
Cleveland GA 30528
WITNESS 2 ADDRESS

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of AUGUST, 2025, by Mark Prance, who is/are personally known to me or who has/have produced GA DL 050488489 as identification.

[Signature]
Signature of Notary Public

Erika Williams
Print, Type/Stamp Name of Notary



COPY