

This instrument prepared by:
Amy Mason Collins, Esquire
Waldoch & McConnaughay, P.A.
1632 Metropolitan Circle
Tallahassee, Florida 32308

(For Recording Use)

Parcel Id. Number: 00-00-121-117-12199-020

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 12th day of November 2025, A.D., by **Mark A. Maxwell and Alva Lisa Aaron Maxwell, husband and wife**, whose address is 7 Gulf Breeze Court, Crawfordville, Florida 32327, (Grantor), to **Mark Ashley Maxwell, Trustee of the Mark A. Maxwell Trust dated November 12, 2025**, whose address is 7 Gulf Breeze Court, Crawfordville, Florida 32327, and **Alva Lisa Aaron Maxwell, Trustee of the Alva Lisa Aaron Maxwell Trust dated November 12, 2025**, whose address is 7 Gulf Breeze Court, Crawfordville, Florida 32327, **each owning an undivided one-half (1/2) interest, (collectively, Grantee).**

Where used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN DOLLARS and 00/100 (\$10.00), in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Wakulla, State of Florida to wit:

All that real property described more particularly in Exhibit "A" attached hereto and incorporated herein by reference.

Said property is the homestead of the Grantors and will continue to be the homestead of the Grantors after this transfer. Subject to valid restrictions, reservations and easements of record and real estate taxes unpaid, if any.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

Grantor hereby warrants to and covenants with Grantee that: Grantor is lawfully seized of the real property in fee simple; Grantor has good right and lawful authority to convey the real property; except as noted above, at the time of the delivery of this deed, the real property was free from any encumbrances made by Grantor; Grantor fully warrants the title to the real property for any acts of Grantor; and Grantor

will defend the title against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

It is the intention of the Grantor to vest title to the property in the Grantee full rights of ownership as authorized and contemplated by Section 689.073 Florida Statutes. Grantee shall have full power and authority either to protect, conserve, sell, lease, encumber, or otherwise to manage and dispose all interests conveyed by this instrument.

IN WITNESS WHEREOF, Grantors have executed this instrument the day and year first above written.

[Handwritten signature of Mark A. Maxwell]

Mark A. Maxwell, Grantor

[Handwritten signature of Alva Lisa Aaron Maxwell]

Alva Lisa Aaron Maxwell, Grantor

Signed, sealed and delivered in the presence of:

[Handwritten signature of Danielle Merritt]

Witness (as to both Grantors)

Print Name: Danielle Merritt

1632 Metropolitan Circle
Tallahassee, FL 32308

[Handwritten signature of Denise Almond]

Witness (as to both Grantors)

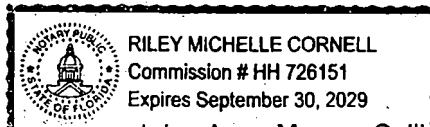
Print Name: Denise Almond

1632 Metropolitan Circle
Tallahassee, FL 32308

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Mark A. Maxwell and Alva Lisa Aaron Maxwell** by means of (check one) physical presence or online notarization and who are (check one) personally known to me or have produced A FL DL as identification and who executed the foregoing instrument and acknowledged before me that they executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of November 2025.



[Handwritten signature of Riley Michelle Cornell]

Notary Public, State of Florida at Large

This instrument was prepared by Amy Mason Collins of Waldoch & McConaughay, P.A., 1632 Metropolitan Circle, Tallahassee, FL 32308, who certifies that she prepared it from information given to her and neither the accuracy of the description nor the marketability of title is guaranteed.

EXHIBIT "A"

Commence at the Northeast corner of Lot 11, Block "E", Unit No. 2 of Oyster Bay Estates as per plat thereof recorded on Page 10 of Plat Book No. 2 of the Public Records Of Wakulla County, Florida, said corner marked by a concrete monument, and run thence Westerly along the arc of the Southerly right of way boundary of Gulf Breeze Drive (said arc concave Northerly with a radius of 243.21 feet) through a central angle of 24 degrees 38 minutes 21 seconds a distance of 104.58 feet to a concrete monument marking the Point of Beginning. from said Point of Beginning, continue along the arc of said right of way boundary Northwesterly (said arc concave Northeasterly with a radius, of 243.21 feet) through a central angle of 06 degrees 22 minutes 09 seconds a distance of 27.04 feet, there intersecting the Easterly right of way boundary of Gulf Breeze Court at a point of compound curvature; thence run Northwesterly and Southwesterly along the arc of the right of way boundary of Gulf Breeze Court with a radius of 25.00 feet, through a central angle of 89 degrees 29 minutes 19 seconds a distance of 39.04 feet to the Point of Tangency, thence run South 23 degrees 24 minutes 00 seconds West along the Easterly right of way boundary of Gulf Breeze Court 38.51 feet to a concrete monument, thence leaving said roadway, run South 23 degrees 50 minutes 58 seconds East 138.44 feet to an iron pipe set for reference near the Northerly bank of a proposed canal, thence continue South 23 degrees 50 minutes 58 seconds East 54.31 feet to an unmarked point in a canal, thence run Northeasterly along an arc concave to the Southeast with a radius of 252.50 feet, through a central angle of 13 degrees 05 minutes 51 seconds a distance of 57.72 feet to an unmarked point, thence run North 16 degrees 05 minutes 59 seconds West 51.69 feet to an iron pipe set for reference on the Northerly bank of a proposed canal, thence continue North 16 degrees 05 minutes 59 seconds West 141.10 feet to the Point of Beginning, the parcel herein described lying across the Westerly portion of hereinabove referenced Lot No. 11, and the Easterly portion of adjacent Lot No. 10.