

Prepared By and Return To:

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

Order No.: 25C-0712

Property Appraiser's Parcel I.D. (folio) Number:
20-3S-01W-039-04563-000

WARRANTY DEED

THIS WARRANTY DEED dated this the 8th day of January, 2026, by CMH Homes, Inc., a Tennessee Corporation, existing under the laws of Tennessee, and having its principal place of business at 5000 Clayton Road, Maryville, TN 37804 (the "Grantor"), to Joseph Shinkle and Annette Shinkle, husband and wife, whose post office address is 3485 Sparco Dr., Crestview, FL 32539 (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 Two Hundred Forty-Two Thousand Five Hundred And No/100 Dollars (\$242,500.00) 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: 2025.

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:



Witness Signature

Amy S. Fordham

Printed Name of First Witness

Hayward Title Group
71A Songbird Ave
Crawfordville, FL 32327

Address of First Witness



Witness Signature

Lisa G. Weke

Printed Name of Second Witness

Hayward Title Group
71A Songbird Ave
Crawfordville, FL 32327

Address of Second Witness

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence this 01st of January, 2026, by Scharlett Roberson, General Manager of CMH Homes, Inc., a Tennessee Corporation, who is personally known to me or who has produced _____ as identification.




Notary Public

Print Name:

My Commission Expires:

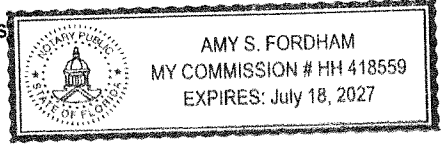
CMH Homes, Inc., a Tennessee Corporation

BY: 

Scharlett Roberson
General Manager

Grantor Address:
5000 Clayton Road
Maryville, TN 37804

[NOTARY SEAL]



Official Copy

EXHIBIT "A"
Legal Description

Tract No. 8, Block "C", of EVERGREEN ACRES UNIT NO. 1, subdivision as per plat thereof, recorded in Plat Book No. 1, Page 75, of the Public Records of Wakulla County, Florida.

TOGETHER WITH THAT CERTAIN 2025 MOBILE HOME, MODEL: CMHM, VIN # WHC032111GAAAC, TITLE NO. 160084140 AND VIN # WHC032111GABAC, TITLE NO. 160084241.

Unofficial Copy



**Actions by *Unanimous Written Consent*
of The Board of Directors
of CMH Homes, Inc.**

The undersigned, being all directors of CMH Homes, Inc., a Tennessee corporation (the corporation) acting pursuant to Tenn. Code Ann., Title 48, Chapter 18, Section 202, eff. 1986 (48-18-202); hereby adopts as of February 3, 2020, by written consent, the following resolutions with the same force and effect as if they had been adopted unanimously at a duly convened meeting of the Board of Directors of the Corporation and direct that this written consent be filed with the minutes of proceedings of the Board of Directors of the Corporation:

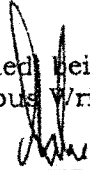
RESOLVED, the following persons were nominated and elected to serve as officers of CMH Homes, Inc. and CMH of KY., Inc.

President	Danny J. Warrick
Vice President & Secretary	Hugh T. Statum, III
Assistant Secretary & Treasurer	Nathan Britt
Vice President	Matthew Mallery
Assistant Secretary	Larry Carter

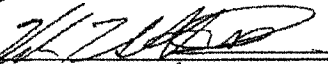
FURTHER RESOLVED, that the above officers are hereby authorized and empowered to sign all documents and take action necessary to complete any real estate transaction without further corporate resolution, or to designate in writing a named company representative that can sign and deliver any and all documents in connection with home and land sales from the corporation to individual purchasers.

FURTHER RESOLVED, that each of the actions of the officers of the Corporation taken in connection with the matters contemplated by the foregoing resolutions taken prior to this Unanimous Written Consent be and hereby are, approved, ratified, and adopted in all respects as fully as if such actions had been presented to this Board of Directors for its approval prior to such actions being taken.

IN WITNESS WHEREOF, the undersigned, being all directors of CMH Homes, Inc. and CMH of KY., Inc., have executed this Unanimous Written Consent as of February 3, 2020.



Danny J. Warrick



Hugh T. Statum, III



Kevin T. Clayton



**CMH HOMES, INC.
WRITTEN CORPORATE CONSENT**

Be it known that Nathan Britt, Assistant Secretary of CMH Homes, Inc., having been duly authorized and empowered by the Board of Directors does hereby designate Tim or Scharlett Roberson, General Manager of CMH Homes, Inc DBA Clayton Homes #120 is authorized and empowered to sign documents related to the transfer of ownership and take action necessary to complete the sale of that certain real estate located at 86 Estelle Drive, Crawfordville, FL 32327. General Manager is not authorized to enter into any Guarantee Agreement or any other contract that would require CMH Homes Inc. to assume responsibility for any loan balances or payments owed by a consumer if they default on their home loan with their lender.

I hereby certify that I am the duly qualified Nathan Britt, Assistant Secretary of the aforesaid Corporation and that I am authorized to make the designation.

Dated this 19th day of December 2025.

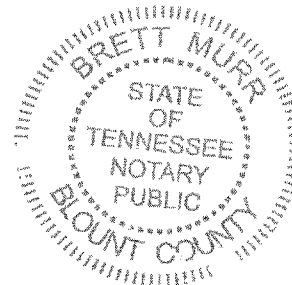
STATE of TENNESSEE
COUNTY OF BLOUNT

The 19th day of December 2025 personally came before me, Brett Murr, a Notary Public for the said County and State, Nathan Britt who, being by me duly sworn, says that he is Assistant Secretary of CMH Homes, Inc., a corporation, and that said writing was signed and sealed by him on behalf of said corporation by its authority duly given.

Witness my hand and official seal, this the 19th day of December 2025

Notary Public

My commission expires: 5/2/26



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