

This Instrument prepared by & return to

Name: Frances Casey Lowe, P.A.
Address: 3042 Crawfordville Hwy.
Crawfordville, Florida 32327

File No: 15-1002

Parcel ID: 00-00-049-000-09878-005

THIS WARRANTY DEED made the 29th day of January, A.D. 2015 by SLMCO Pure Water Systems, LLC, a Florida limited liability company, whose address is 213 Tupelo Drive, Crawfordville, FL 32327, hereinafter called the "Grantor", to Shepherd Spring Animal Hospital, LLC, a Florida limited liability company, whose address is 4815-A Coastal Highway, 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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

SEE EXHIBIT A attached hereto and made a part hereof

Subject to taxes for the year 2015 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 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 and seal the day and year first above written.

Signed and sealed in the presence of:

Lani E Musgrove
Witness Signature

Lani E Musgrove
Printed Name

Shelly E Powell
Witness Signature

Shelly E Powell
Printed Name

Grantor: SLMCO Pure Water Systems, LLC

Dona L Swindle L.S.

By: Dona L. Swindle
Its: Managing Member

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 29th day of January 2015, by Dona L. Swindle, Managing Member of SLMCO Pure Water Systems, LLC, a Florida limited liability company, who is personally known to me or has produced FL DL as identification.

Lani E Musgrove
Notary Public-State of Florida

Printed Name: Lani E Musgrove

My Commission Expires: _____



EXHIBIT A – Legal Description

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF LOT 49 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN NORTH 17 DEGREES 04 MINUTES 20 SECONDS WEST ALONG THE EAST BOUNDARY LINE OF SAID NORTHEAST QUARTER OF LOT 49, H. S., A DISTANCE OF 477.55 FEET, THENCE RUN SOUTH 71 DEGREES 56 MINUTES 31 SECONDS WEST AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID NORTHEAST QUARTER OF LOT 49, H. S., A DISTANCE OF 333.8 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 71 DEGREES 56 MINUTES 31 SECONDS WEST 329.4 FEET, THENCE RUN NORTH 17 DEGREES 04 MINUTES 26 SECONDS WEST 1,333.73 FEET TO THE SOUTH RIGHT-OF-WAY BOUNDARY OF U. S. HIGHWAY NO. 98 (200 FEET RIGHT-OF-WAY), THENCE RUN NORTH 76 DEGREES 01 MINUTES 13.5 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY OF U. S. NO. 98 A DISTANCE OF 106.4 FEET TO A POINT OF CURVE LEFT, WHOSE RADIUS IS 11,527.2 FEET AND WHOSE CENTRAL ANGLE IS 3 DEGREES 48 MINUTES, THENCE RUN ALONG SAID CURVE LEFT AN ARC DISTANCE OF 223.2 FEET, THENCE RUN SOUTH 17 DEGREES 04 MINUTES 48 SECONDS EAST 1,312.44 FEET TO THE POINT OF BEGINNING, IN THE NORTHEAST QUARTER (NE1/4) OF LOT 49 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

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