

THIS INSTRUMENT PREPARED BY AND RETURN TO:

JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.

3004 Crawfordville Highway

Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers: **31-2S-01W-337-04177-166 AND 31-2S-01W-337-04177-167**

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 17th day of August, 2015 by **BOYNTON FLOWERS, LLC, Florida Limited Liability Company**, herein called the grantor, to **JAB VENTURES LLC, a Florida Limited Liability Company** whose post office address is **7949 MALLARD HILL DR., TALLAHASSEE, FL 32309**, hereinafter called 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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, 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, State of Florida, viz.:

Lots 166 and 167, of THE FLOWERS, PHASE 1, according to the plat thereof as recorded in Plat Book 4, Page(s) 49, of the Public Records of Wakulla County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2015 and thereafter.

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, and hereby 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 December 31, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

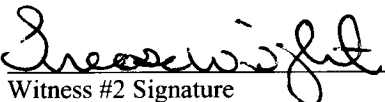
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Jan H. Colvin

Witness #1 Printed Name



Witness #2 Signature

Trease Wright

Witness #2 Printed Name

BOYNTON FLOWERS, LLC, Florida Limited Liability Company

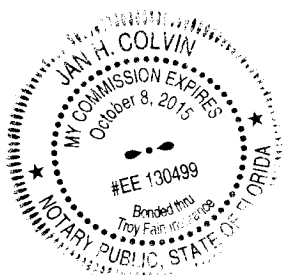



LEX C. THOMPSON, MANAGING MEMBER
6863 PROCTOR ROAD, TALLAHASSEE, FL 32309

**STATE OF FLORIDA
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 17th day of August, 2015 by LEX C. THOMPSON, MANAGING MEMBER of BOYNTON FLOWERS, LLC, Florida Limited Liability Company on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

SEAL





Notary Signature