

This Instrument Prepared by and return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2024-3221ANH

Parcel I.D. No.: 11-23-20-407-000-0

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 6th day of March, 2025, by Camellia Oaks LLC, a Florida limited liability company, hereinafter called the grantor(s), to Camellia Oaks Development, LLC, a Florida limited liability company, whose post office address is 130 Richard Jackson Blvd., Suite 100B, Panama City Beach, FL 32407 hereinafter called the grantee(s):

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in LEON County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Subject to taxes for the year 2025 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

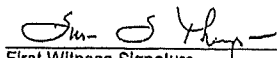
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2024.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in presence of:


First Witness Signature

Susan S. Thompson
Printed Name of First Witness

3520 Thomasville Rd
Address of First Witness

Tallahassee, FL 32309
Address of First Witness

Address of First Witness


Second Witness Signature

Amy N. Harte
Printed Name of Second Witness

3520 Thomasville Rd
Address of Second Witness

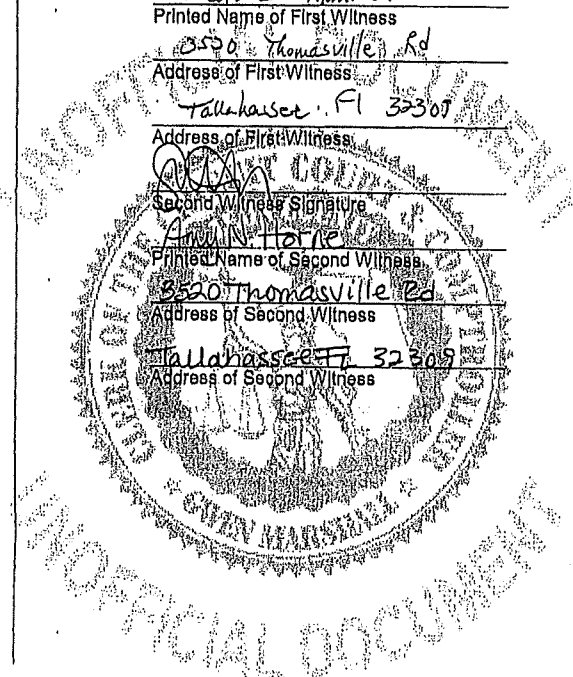
Tallahassee, FL 32309
Address of Second Witness

Address of Second Witness

Camellia Oaks LLC, a Florida limited liability company

BY: 
Jason Naumann
Manager

Address: 2060 Capital Circle N.E.
Tallahassee, FL 32308



STATE OF FLORIDA
COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jason Naumann, Manager of Camellia Oaks LLC, a Florida limited liability company a Florida limited liability company known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same for the limited liability company, under authority duly vested in him/her by the limited liability company. The Grantor(s) ☒ is personally known to me; or ☐ produced

as identification: The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 6 day of March, A.D. 2025

Notary Public Rubber Stamp Seal

[Signature]
Notary Signature:

Printed Notary Signature

MY COMMISSION EXPIRES: _____

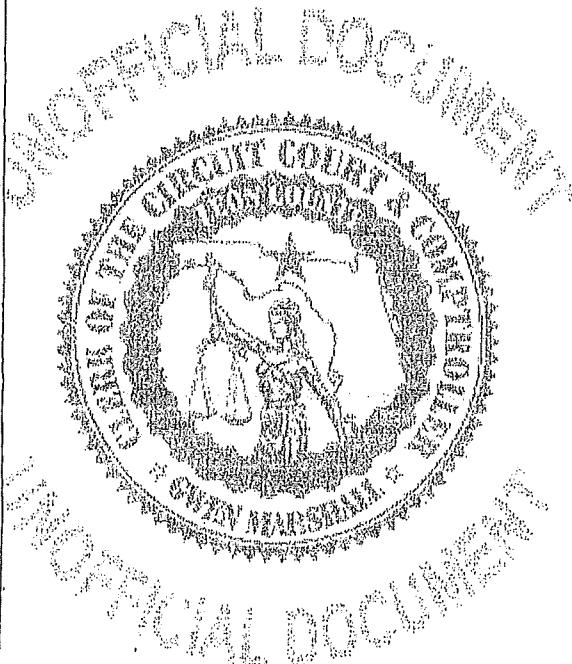
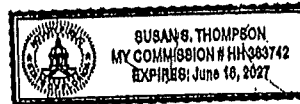


EXHIBIT "A"

Begin at found 4"x4" concrete monument (#1771) lying on the Southerly right-of-way of State Road 10 (US 90) and marking the Northwest corner of Lot 1, Block "B" of Buck Lake Estates recorded in Plat Book 8, Page 100 of the Public Records of Leon County, Florida. From said POINT OF BEGINNING run South 00 degrees 09 minutes 07 seconds West along the West boundary of said Buck Lake Estates 1214.31 feet to a found 4"x4" concrete monument (#1771) marking the southwest corner of Lot 7, Block "B" of said Buck Lake Estates and lying on the North boundary of the 60 foot wide right-of-way for Drake Drive, said concrete monument also marking the northeast corner of Buck Lake Estates Unit 2 recorded in Plat Book 9, Page 66 of the Public Records of Leon County, Florida; thence along the North boundary of said right-of-way and Buck Lake Estates Unit 2 run North 89 degrees 50 minutes 22 seconds West, 460.12 feet to a found 4"x4" concrete monument (#1771) marking the northwest corner of said Buck Lake Estates Unit 2; thence leaving said North right-of-way run South 00 degrees 07 minutes 54 seconds West along the West boundary of said Buck Lake Estates Unit 2, 1511.54 feet to a found 4"x4" concrete monument (plain top) marking the northeast corner of Lot 5, Block "F" of said Buck Lake Estates Unit 2; thence South 88 degrees 53 minutes 23 seconds West, 134.65 feet along the North boundary of said Block "F" to a found 5/8" iron rod & cap (#1771); thence continue North 89 degrees 35 minutes 25 seconds West along said Block "F", 312.70 feet to a found 5/8" iron rod & cap (#7834) marking the southeast corner of lands described in official records book 4648, page 1449; thence North 00 degrees 28 minutes 56 seconds East along the east boundary of said lands 240.41 feet to a found 5/8" iron rod & cap (#6246) marking the northeast corner of said lands described in official records book 4648, page 1449; thence North 01 degrees 24 minutes 15 seconds West, 53.89 feet to a point of curve to the right; thence along said curve with a radius of 130.50 feet through a central angle of 54 degrees 04 minutes 29 seconds for an arc distance of 123.18 feet (chord bearing of North 25 degrees 37 minutes 59 seconds East, 118.64 feet); thence North 52 degrees 40 minutes 13 seconds East, 105.61 feet to a point of curve to the left; thence along said curve with a radius of 44.50 feet through a central angle of 52 degrees 17 minutes 46 seconds for an arc distance of 40.82 feet (chord bearing of North 26 degrees 31 minutes 20 seconds East, 39.22 feet); thence North 00 degrees 22 minutes 27 seconds East, 299.65 feet to a point of curve to the left; thence along said curve with a radius of 14.50 feet through a central angle of 68 degrees 01 minutes 25 seconds for an arc distance of 17.21 feet (chord bearing of North 33 degrees 38 minutes 15 seconds West, 16.22 feet); thence North 67 degrees 38 minutes 57 seconds West, 28.46 feet to a point of curve to the left; thence along said curve with a radius of 94.50 feet through a central angle of 21 degrees 13 minutes 33 seconds for an arc distance of 35.01 feet (chord bearing of North 78 degrees 15 minutes 44 seconds West, 34.81 feet); thence North 88 degrees 52 minutes 31 seconds West, 28.94 feet to a point of curve to the right; thence along said curve with a radius of 30.50 feet through a central angle of 25 degrees 12 minutes 42 seconds for an arc distance of 13.42 feet (chord bearing of North 76 degrees 16 minutes 10 seconds West, 13.31 feet); thence North 63 degrees 39 minutes 48 seconds West, 6.09 feet to a non-tangent curve concave to the northwest; thence along said curve with a radius of 17.00 feet through a central angle of 63 degrees 02 minutes 09 seconds for an arc distance of 18.70 feet (chord bearing of North 31 degrees 06 minutes 17 seconds East, 17.77 feet); thence North 00 degrees 24 minutes 48 seconds West, 264.79 feet; thence South 89 degrees 35 minutes 12 seconds West, 12.00 feet; thence North 00 degrees 24 minutes 48 seconds West, 200.08 feet to a point of curve to the left; thence along said curve with a radius of 410.00 feet through a central angle of 11 degrees 17 minutes 08 seconds for an arc distance of 80.76 feet (chord bearing of North 06 degrees 03 minutes 22 seconds West, 80.83 feet); thence North 11 degrees 41 minutes 55 seconds West, 46.20 feet to a point of curve to the right; thence along said curve with a radius of 190.00 feet through a central angle of 12 degrees 14 minutes 04 seconds for an arc distance of 40.57 feet (chord bearing of North 05 degrees 34 minutes 53 seconds West, 40.49 feet); thence North 00 degrees 32 minutes 08 seconds East, 54.48 feet to a point of curve to the right; thence along said curve with a radius of 1990.00 feet through a central angle of 06 degrees 07 minutes 59 seconds for an arc distance of 213.01 feet (chord bearing of North 03 degrees 36 minutes 08 seconds East, 212.91 feet) to a point of reverse curve; thence along said curve with a radius of 810.00 feet through a central angle of 21 degrees 15 minutes 23 seconds for an arc distance of 300.51 feet (chord bearing of North 03 degrees 57 minutes 35 seconds West, 298.79 feet); thence North 74 degrees 04 minutes 13 seconds East, 13.00 feet to a point of a non-tangent curve concave to the southwest; thence along said curve with a radius of 823.00 feet through a central angle of 06 degrees 44 minutes 54 seconds for an arc distance of 96.93 feet (chord bearing of North 17 degrees 58 minutes 59 seconds West, 96.88 feet); thence North 27 degrees 26 minutes 33 seconds West, 10.09 feet; thence North 27 degrees 26 minutes 33 seconds West, 11.39 feet; thence North 22 degrees 46 minutes 26 seconds West, 126.30 feet; thence North 18 degrees 57 minutes 36 seconds West, 15.03 feet; thence North 22 degrees 46 minutes 26 seconds West, 13.88 feet to the Southerly right-of-way of State Road 10 (US 90); thence along said right-of-way run North 67 degrees 14 minutes 24 seconds East, 1080.69 feet to the POINT OF BEGINNING.

