

Prepared by and return to:

Kyle Polansky  
Alachua Title Services, LLC  
16407 Northwest 174th Drive  
Suite C  
Alachua, FL 32615  
(386) 418-8183  
File No 23-182

Parcel Identification No 02340-050-000

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 9th day of June, 2023 between Thomas Napoleon Griffin, a married person, and Margaret McKinney, A/K/A Margaret Griffin McKinney, a married person, whose post office address is 9551 Lakeview Dr, Bonne Terre, MO 63628, of the County of St Francois, State of Missouri, Grantors, to OHM Springs, Inc, a Florida Corporation, whose post office address is 1317 Edgewater Drive, #5125, Orlando, FL 32804, of the County of Orange, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Bay, Florida, to-wit:

The West half of the Northeast Quarter of the Northeast Quarter of Section 23, Township 1 North, Range 12 West, containing 20 acres more or less.

CONVEYS ROAD RIGHT OF WAY EASEMENT recorded in Official Record Book 631, Page 122, Bay County Records.

Subject to a one-sixteenth oil, gas and mineral fee royalty retained and reserved in perpetuity by Nona B. Wood and Owen A. Wood, and a 25 foot strip for highway purposes, in deed recorded in Deed Book 142, Page 83, Bay County Records.

Subject to an easement for electrical transmission lines recorded in Deed Book 157, Page 111, Bay County Records.

GRANTORS THOMAS NAPOLEON GRIFFIN AND MARGARET MCKINNEY A/K/A MARGARET GRIFFIN MCKINNEY BOTH WARRANT THIS PROPERTY IS NOT THEIR HOMESTEAD OR THEIR SPOUSES' HOMESTEAD PROPERTY, NOR IS IT CONTIGUOUS TO THEIR HOMESTEAD OR THEIR SPOUSES' HOMESTEAD PROPERTY.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are law fully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Teresa Summerville  
WITNESS #1  
PRINT NAME: TERESA Summerville

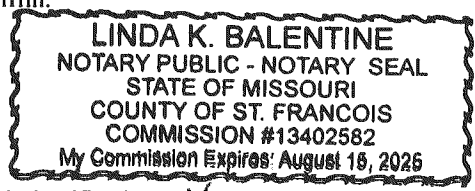
Thomas Napoleon Griffin  
Thomas Napoleon Griffin

Linda K. Balentine  
WITNESS #2  
PRINT NAME: LINDA K Balentine

STATE OF MO  
COUNTY OF St. Francois

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9<sup>th</sup> day of June, 2023, by Thomas Napoleon Griffin.

Linda K. Balentine  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: FL Drivers Lic

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS #1  
PRINT NAME: Rob Rennie

[Signature]  
Margaret McKinney, A/K/A Margaret Griffin McKinney

[Signature]  
WITNESS #2  
PRINT NAME: Katherine mnichols

STATE OF Florida  
COUNTY OF Bay

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 9<sup>th</sup> day of June, 2023, by Margaret McKinney, A/K/A Margaret Griffin McKinney.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification: α  
Type of Identification  
Produced: FLDL