

Prepared by:
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This instrument has been prepared with the
Benefit of title work. The preparer has relied
exclusively on information from the Grantor.

For official use by Clerk's office only

STATE OF FLORIDA)
COUNTY OF JACKSON)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this _____ day of September, 2025, between **KIWANIS CLUB OF BONIFAY, FLORIDA**, a Florida not for profit corporation, (the "Grantor"), whose mailing address is: Post Office Box 264, Bonifay, Florida 32425, party of the first part, and **CITY OF BONIFAY**, a Florida Municipal Corporation (the "Grantee"), whose mailing address is: 301 North Harvey Ethridge Street, Bonifay, Florida 32425, party of the second part

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto Grantee, its successor and/or assigns, the following described property, towit:

See Exhibit "A" attached and made a part thereof

The following deed restrictions are hereby imposed on the property and shall run with the land. The property shall be dedicated in perpetuity as a public facility for land uses compatible with recreational purposes for the citizens of the City of Bonifay.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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 covenants to Grantee that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey the land; that the premises are free from all encumbrances made by Grantor, and that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

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SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has signed and sealed these present the date set forth on the _____ day of September, 2025.

Signed, sealed and delivered
in the presence of:

KIWANIS CLUB OF BONIFAY, FLORIDA
a Florida Not for Profit Corporation

Witness Signature

By: Timothy Shan Hatfield
Its: President

Print Name of Witness
Address of Witness: _____

Witness Signature

By: Bettie Slay
Its: Secretary

Print Name of Witness
Address of Witness: _____

STATE OF FLORIDA
COUNTY OF HOLMES:

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence on this _____ day of September, 2025 by Timothy Shan Hatfield and Bettie Slay, as the duly authorized and acting President and Secretary for Kiwanis Club of Bonifay, Florida, a Florida Not for Profit Corporation, respectively, who () are personally known to me or who or () have produced _____ as identification.

(Notary Seal)

NOTARY PUBLIC
State of Florida
Print Name of Notary: _____
My Commission Expires:
Commission Number:

EXHIBIT "A"

OR Book 234 Page 596

Begin at NW corner of NW ¼ of NW ¼ and run East 537 feet; South 301.5 feet; thence East 150 feet; thence South 75 feet; thence West 150 feet for a Point of Beginning; thence run SW 118.75 feet; thence East 118.75 feet; North 118.75 feet; thence West 100 feet back to Point of Beginning, Section 6, Township 4 North, Range 14 West, Holmes County, Florida.

BEING FURTHER DESCRIBED AS:

Commence at the Northwest corner of Section 6, Township 4 North, Range 14 West, Holmes County, Florida and proceed; thence South 88 degrees 05 minutes 34 seconds East, along the Section line, 537.00 feet; thence South 01 degree 49 minutes 28 seconds East, 401.38 feet to a found iron pipe known as marking the Southwest corner of property described in Deed Book 84, page 299, and the Point of Beginning; thence South 84 degrees 20 minutes 27 seconds East, 150 .00 feet; thence South 08 degrees 04 minutes 44 seconds West, 75.00 feet to a found iron pipe on the North boundary of McKinnon and Creel Addition to Bonifay; thence North 88 degrees 01 minute 23 seconds West along said North boundary 156.99 feet to the East Right-of-way or Depot Street; thence North 12 degrees 15 minutes 26 seconds East, along said East Right-of-way, 85.58 feet to the Point of Beginning.

OR Book 551 Page 94

Beginning at the NW Corner of NW¼ of NW¼ of Section 6, Township 4 North, Range 14 West, running East 537 feet, thence South 251 feet for a starting point; thence run East 300 feet; thence South 125 feet; thence West 150 feet; thence North 75 feet; thence West 150 feet; thence North 50 feet to point of beginning. As described in Holmes County, Florida OR Book 84 Page 299.

Also: Commence at the NW corner of Section 6, Township 4 North, Range 14 West and run S88°05'34" E along the section line 537 feet; thence S01°49'28" E 401.38 feet to a Point of Beginning; thence S84°20'27" E 150 feet thence N08°04'44" E 75 feet; thence N84°20'27" W 150 feet to the East boundary of Depot Street; thence S12°15'26" W 75 feet, more or less, to the Point of Beginning, containing .26 acres more or less, in Holmes County, Florida. Above description based on bearings of survey by Jason Clark dated 7-12-1995. As described in Holmes County, Florida OR Book 236 Page 80.