

340370
RECORDED IN THE PUBLIC RECORDS OF
WAKULLA COUNTY FL,
Brent X. Thurmond Clerk of Courts
BK: 1001 PG: 853 Page 1 of 2 6/3/2016 3:44 PM
Deed Doc Stamp: \$70.00

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: 4-5S-02W-000-02548-002

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 27th day of May, 2016 by **SUSAN COUNCIL**, herein called the grantor, to **EDDIE LEE FRANKLIN, SR. and FAYE C. FRANKLIN, husband and wife**, whose post office address is **40 E L FRANKLIN DR., SOPCHOPPY, FL 32358**, hereinafter called the Grantees:
(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)

WITNESSETH: 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.:

See Exhibit "A" attached hereto and by reference made a part hereof.

TOGETHER WITH 1997 Single Wide Mobile home, SKYLINE WINNER, Title No. 75780378, VIN 8D611007J

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

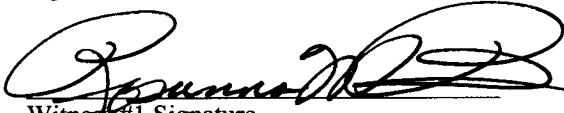
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantor hereby covenants with said grantees 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, 2015.

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:

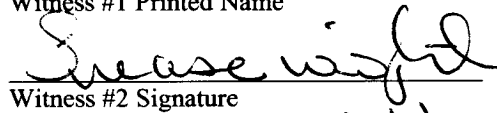

Witness #1 Signature

ROSANNA M. BROWN

Witness #1 Printed Name


SUSAN COUNCIL

4232 GROVE PARK DR., TALLAHASSEE, FL 32311

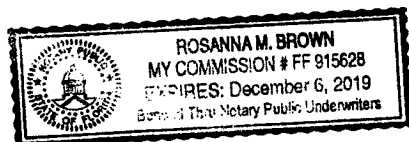

Witness #2 Signature

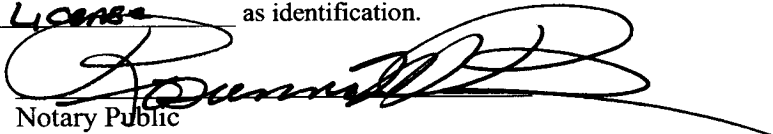
Trease Wright
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 27th day of May, 2016 by **SUSAN COUNCIL** who is personally known to me or has produced Drivers License as identification.

SEAL




Notary Public

Printed Notary Name

This Deed is being re-recorded to add the surveyor's legal description.

EXHIBIT "A"

Commence at an angle iron marking the Northeast corner of the Southeast Quarter of Section 4, Township 5 South, Range 2 West, Wakulla County, Florida and run South 89 degrees 55 minutes 14 seconds West along the North boundary line (as monumented) of the Southeast Quarter of said section a distance of 1318.88 feet to a 1-inch iron pipe marking the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 4, thence run West a distance of 681.42 feet to a re-rod (marked #4261) marking the Northeast corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 4, thence run South 01 degrees 23 minutes 37 seconds East along the East boundary line of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 4 a distance of 495.31 feet to a re-rod (marked #4261) and the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degrees 23 minutes 37 seconds East a distance of 297.76 feet, thence run North 88 degrees 55 minutes 13 seconds West a distance of 408.72 feet to the centerline of a maintained county road (Dinosaur Lane), thence run North 19 degrees 19 minutes 30 seconds West along said centerline a distance of 9.43 feet, thence run North 28 degrees 10 minutes 27 seconds West 93.92 feet, thence North 31 degrees 15 minutes 47 seconds West 107.42 feet, thence run North 20 degrees 59 minutes 31 seconds West 70.18 feet, thence North 08 degrees 23 minutes 27 seconds West a distance of 41.40 feet, thence leaving said centerline run East a distance of 535.82 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Commence at an angle iron marking the Northeast corner of the Southeast Quarter of Section 4, Township 5 South, Range 2 West, Wakulla County, Florida and run South 89 degrees 55 minutes 14 seconds West along the North boundary line (as monumented) of the Southeast Quarter of said Section a distance of 1318.88 feet to a 1-inch iron pipe marking the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 4, thence run West a distance of 661.42 feet to a re-rod (marked # 4261) thence run South 01 degrees 23 minutes 37 seconds East 496.31 feet to a re-rod (marked #4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degrees 23 minutes 37 seconds East a distance of 175.14 feet, thence run North 88 degrees 55 minutes 13 seconds West a distance of 472.71 feet to the centerline of a maintained county road (Dinosaur Lane), thence run North 31 degrees 16 minutes 47 seconds West along said centerline 12.43 feet, thence run South 88 degrees 55 minutes 13 seconds East 240.80 feet, thence North 01 degrees 23 minutes 37 seconds West a distance of 180.14 feet, thence run East a distance of 237.96 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

Commence at an angle iron marking the Northeast corner of the Southeast Quarter of Section 4, Township 5 South, Range 2 West, Wakulla County, Florida and run South 89 degrees 55 minutes 14 seconds West along the North boundary line (as monumented) of the Southeast Quarter of said Section a distance of 1318.88 feet to a 1 inch iron pipe marking the Northeast corner of the Northwest quarter of the Southeast quarter of said Section 4, thence run West a distance of 661.42 feet to a re-rod (marked #4261) thence run South 01 degrees 23 minutes 37 seconds East 496.31 feet to re-rod (marked # 4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degrees 23 minutes 37 seconds East a distance of 175.14 feet, thence run North 88 degrees 55 minutes 13 seconds West a distance of 472.71 feet to the centerline of a maintained county road (Dinosaur Lane), thence run North 31 degrees 16 minutes 47 seconds West along said centerline 12.43 feet, thence run South 88 degrees 55 minutes 13 seconds East 240.80 feet, thence North 01 degrees 23 minutes 37 seconds West a distance of 180.14 feet, thence run East a distance of 237.96 feet to the POINT OF BEGINNING. (Containing 1.00 acre, more or less, as certified in Survey done by James T. Roddenberry.)

Being more recently described by surveyor, as follows:
(See next page)

**Edwin G. Brown
& Associates, Inc.**

SURVEYORS * MAPPERS * ENGINEERS

MAY 25, 2016

EDDIE FRANKLIN

1.24 ACRES

Commence at the Northeast corner of the Southeast quarter, of Section 4, Township 5 South, Range 2 West, Wakulla County Florida; thence run along the Northerly boundary line of the Southeast quarter of said Section 4, South 89 degrees 55 minutes 14 seconds West 1318.88 feet to a point marking the Northeast corner of the Northwest quarter, of the Southeast quarter of said Section 4; thence continue along said Northerly boundary line run North 90 degrees 00 minutes 00 seconds West 661.42 feet to a point marking the Northeast corner of the West half of the Northwest quarter, of the Southeast quarter of said Section 4; thence leaving said Northerly boundary line run along the Easterly boundary line of the West half of the Northwest quarter, of the Southeast quarter of said Section 4 as follows: South 01 degrees 23 minutes 37 seconds East 496.31 feet; thence run South 01 degrees 23 minutes 37 seconds East 175.14 feet to a re-bar said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Easterly boundary line South 01 degrees 23 minutes 37 seconds East 122.66 feet to a rod and cap; thence leaving said Easterly boundary line run North 88 degrees 55 minutes 12 seconds West 408.70 feet to a rod and cap said point lying on the centerline of a county maintained right of way known as Dinosaur Lane; thence run along said centerline North 28 degrees 25 minutes 00 seconds West 140.74 feet to a point lying on the Southerly boundary line of Property Described in Official Records Book 574, Page 72, in the Public Records of Wakulla County, Florida; thence leaving said centerline run along said Southerly boundary line, South 88 degrees 55 minutes 33 seconds East 472.70 feet to the POINT OF BEGINNING. Containing 1.24 acres more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments, which could affect the boundaries.



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

16-137PSC:36877

MAY 26 2016

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2813 Crawfordville Hwy * P.O. Box 625 * Crawfordville, Florida 32326
(850) 926-3016 * FAX (850) 926-8180