

## Warranty Deed

Prepared by:  
**Joseph R. Boyd, B.C.S.**  
Boyd & Durant, P.L.  
1407 Piedmont Drive East  
Tallahassee, Florida 32308  
Phone: (850) 386-2171

Parcel ID: 00-00-069-000-10114-003

The preparer of this instrument did not review an abstract on the described property and therefore expresses no opinion as to the condition of title.

This **Warranty Deed** is dated November 11, 2016, and is between

Grantors: **Leroy Chandler and Mildred Chandler, husband and wife**, whose address is 835 Rehwinkel Road, Crawfordville, Florida 32327 and **Betty Erlandson, an unmarried woman**, whose address is 7631 Brangus Drive, Tallahassee, Florida 32311; and

Grantee: **Anthony J. Chandler and Lee Zimmerman Chandler, husband and wife**, whose address is 819 Rehwinkel Road, Crawfordville, FL 32327;

Grantor, in consideration of \$10.00 and other good and valuable consideration, does convey to Grantees, as joint tenants with right of survivorship, and to Grantees' heirs and assigns forever, the following described real property located in Wakulla County, Florida:

**Legal Description is attached as Exhibit "A"**

**To Have and to Hold** in fee simple forever, together with all improvements and rights appurtenant thereto.

**Subject to** taxes for 2016 and subsequent years, special assessments, zoning and other governmental restrictions, public utility easements, and any restrictive covenants of record.

Grantors fully warrant title to the property. Grantors covenant to defend title to the property against all claims and demands by any person claiming.

Grantors executed this deed in the presence of the witnesses indicated below.

*[Signatures are on the following page.]*

*George A. Jones Jr.*  
Witness signature  
George A. Jones Jr.

*Jeanie Harrell*  
Witness signature  
Jeanie Harrell

*George A. Jones Jr.*  
Witness signature  
George A. Jones Jr.

*Jeanie Harrell*  
Witness signature  
Jeanie Harrell

*George A. Jones Jr.*  
Witness signature  
George A. Jones Jr.

*Jeanie Harrell*  
Witness signature  
Jeanie Harrell

Wakulla County, Florida

The foregoing instrument was acknowledged before me on November 11, 2016, by **Leroy Chandler, Mildred Chandler, and Betty Erlandson**, who ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]

Notary Public:

*Jeanie Harrell*



Leroy Chandler

*Leroy Chandler*  
By:

Mildred Chandler

*Mildred Chandler*  
By:

Betty Erlandson

*Betty Erlandson*  
By:

**EXHIBIT "A" – LEGAL DESCRIPTION**

Commence at an old lightwood stake marking the Northwest corner of Lot 69 of the Hartsfield Survey of lands in Wakulla County, Florida, thence run N 72° 30' E 2114.06 feet to a concrete monument lying on the easterly maintained right-of-way boundary of a public road. (The aforementioned bearing and distance as per plat of survey of an 80 acre tract now owned by Charles Prescott, signed by Fla. Reg. Surveyor #1963, dated 3-6-74.) From said monument run S 03° 13' 03" W along said right-of-way boundary as established by the aforementioned survey 1220.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary, run N 71° 13' 10" E 313.20 feet, thence run S 03° 13' 03" W 150.00 feet, thence run S 71° 13' 10" W 313.20 feet to a point on the easterly right-of-way boundary of said Public Road, thence run N 03° 13' 03" E along said boundary 150.0 feet to the POINT OF BEGINNING. Being in the North Half of said Lot 69 of the Hartsfield Survey of lands in Wakulla County, Florida.

LESS AND EXCEPT that part conveyed to Wakulla County by that certain Right-of-Way Deed recorded in Official Records Book 125, Page 56, Public Records of Wakulla County, Florida and more particularly described as follows:

Commence at a concrete monument marking the Southwest corner of lot 70 of the hartsfield Survey of Lands of Wakulla County, Florida, and thence run North 71 degrees 49 minutes 43 seconds East along the Southerly boundary of said Lot 70, a distance of 2101.42 feet, thence run South 00 degrees 43 minutes 31 seconds East 107.11 feet to a point of curve to the right, thence run Southerly along said curve with a radius of 1374.81 feet, thru a central angle of 04 degrees 14 minutes 34 seconds for an arc distance of 101.81 feet, thence run South 03 degrees 31 minutes 03 seconds West 831.65 feet to a point of curve to the left, thence run Southerly along said curve with a radius of 6715.19 feet, thru a central angle of 01 degrees 32 minutes 48 seconds for an arc distance of 181.28 to the POINT OF BEGINNING. From said POINT OF BEGINNING continue Southerly along said curve with a radius of 6715.19 feet thru a central angle of 00 degrees 09 minutes 12 seconds for an arc distance of 17.97 feet, thence run South 01 degrees 49 minutes 03 seconds West 131.06 feet, thence run South 70 degrees 45 minutes 10 seconds West 4.70 feet, thence run North 01 degrees 39 minutes 52 seconds East 148.89 feet, thence run North 70 degrees 45 minutes 10 seconds East 5.15 feet to the POINT OF BEGINNING.

Together with: 1984 Gree HS ID # FLFL2AE243205878 Title # 41338135 1984 Gree HS ID # FLFL2BE243205878 Title # 41415969