

Prepared by and return to:

King & Wood, P.A.
1701 Hermitage Blvd. Suite 203
Tallahassee, FL 32308
850-580-7711
File Number: 16-275

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Warranty Deed

This Warranty Deed made this 4th day of November, 2016 between Janet A. Jester f/k/a Janet A. Thornton a/k/a Janet A. Swanson, a single woman whose post office address is 172 Longleaf Drive, Crawfordville, FL 32327, grantor, and Virginia Lacy Elizabeth Shaw and Nathan S. Shaw, wife and husband whose post office address is 721 Lawhon Mill Road, Crawfordville, FL 32327, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor 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 **Wakulla County, Florida** to-wit:

Tract 4

Commence at U.S. Government concrete monument marking the Southeast corner of Section 24, Township 3 South, Range 2 West, **Wakulla County, Florida**, said point lying on the West boundary of Lot 75 of the Hartsfield Survey of Lands in Wakulla County, Florida and thence run South 01 degrees 53 minutes 28 seconds West along said West boundary of Lot 75, a distance of 1330.44 feet to, the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 36 degrees 52 minutes 10 seconds East 738.96 feet to the Westerly boundary of a 50.00 foot county road, said point lying on a curve concave to the Northeasterly, thence run along said roadway boundary as follows: Southeasterly along said curve with a radius of 179.76 feet, thru a central angle of 52 degrees 54 minutes 55 seconds for an arc distance of 166.02 feet, thence North 77 degrees 45 minutes 07 seconds East 5.00 feet, thence leaving said roadway boundary run South 15 degrees 11 minutes 02 seconds East 515.77 feet, thence South 73 degrees 12 minutes 51 seconds West 777.64 feet to the West boundary of said Lot 75, thence run North 01 degrees 53 minutes 28 seconds East along said; West boundary 170.48 feet to the POINT OF BEGINNING.

Parcel Identification Number: 00-00-075-10234-002

together with 1994 MONT mobile home #66008388 and 66008389.

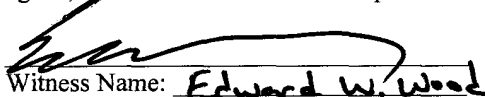
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

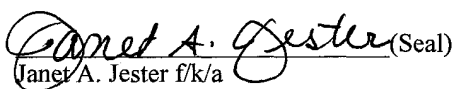
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee 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; that the grantor hereby fully 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Edward W. Wood

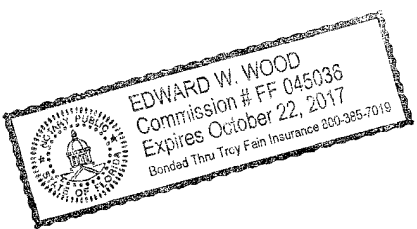
 (Seal)
Janet A. Jester f/k/a
Janet A. Thornton a/k/a
Janet A. Swanson

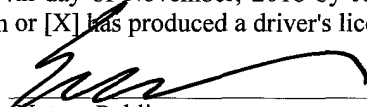

Witness Name: Jana Palmer

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 4th day of November, 2016 by Janet A. Jester f/k/a Janet A. Thornton a/k/a Janet A. Swanson , who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]





Notary Public

Printed Name: _____

My Commission Expires: _____

Unofficial Copy