

Prepared by & Return to:

Assured Title Agency  
825 Parkway Street  
Suite 1  
Jupiter, FL 33477

W/C 217

**16-9535**

## WARRANTY DEED

**THIS INDENTURE**, made this **30th of November, 2016**, between **Alan Roberts and Beth Roberts, Husband and Wife**, whose post office address is **10440 90th Street North, Loxahatchee, FL 33470**, hereinafter called the Grantor\*, and **Megan Stephens** whose post office address is **10471 SE Kelsey Way, Pt. St. Lucie, FL 34987**, hereinafter called the grantee\*.

**WITNESSETH:** That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Wakulla** County, Florida, to wit:

Property Folio No. : **12-5S-03W-063-00786-000**

From the Northwest corner of Section 3, Township 5 South, Range 3 West, Wakulla County, Florida, run North 89 degrees 59 minutes East along North line of said Section 3, 208.38 feet to the centerline of State Road No. 375, then run South 41 degrees 35 minutes East along said centerline 8682.90 feet to the extension of the East right-of-way boundary of Cherokee Drive, thence along said right-of-way boundary North 42 degrees 57 minutes 40 seconds East 1220.65 feet, thence North 23 degrees 37 minutes 10 seconds East 682.71 feet, thence North 7 degrees 09 minutes 10 seconds East 717.71 feet, thence North 8 degrees 47 minutes 40 seconds East 638.4 feet, then North 12 degrees 57 minutes 20 seconds East 418.8 feet to a point intersecting the Northerly right-of-way boundary of Blackhawk Drive, then run North 12 degrees 30 minutes 45 seconds East 593.67 feet to an angle point, then run North 20 degrees 13 minutes 55 seconds East 19.1 feet to the POINT OF BEGINNING; then continue along Easterly right-of-way boundary of said Cherokee Drive North 20 degrees 13 minutes 55 seconds West 252.9 feet to the Southwesterly corner of Lot 66-A of INDIAN SUMMER, then run North 48 degrees 00 minutes 30 seconds East along Southerly and Easterly boundary of said Lot 66-A, 514.44 feet and to the Northwesterly boundary of Seminole Lane, then run South 45 degrees 51 minutes 45 seconds East along said right-of-way boundary 309.76 feet, then run South 54 degrees 41 minutes 00 seconds West 631.8 feet to the POINT OF BEGINNING, and is the Northerly one-half of Lot No, 63-A of INDIAN SUMMER SUBDIVISION in Sections 1, 2, 11 and 12, Township 5 South, Range 3 West, Wakulla County, Florida.

**SUBJECT TO** comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; and taxes accruing subsequent to December 31, 2016.

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

**TO HAVE AND TO HOLD**, the above granted, bargained and described premises in fee simple forever.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

**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.

Renee B Walker

WITNESS

Printed Name: Renee B Walker

Alan Roberts

Alan Roberts

Patricia Adams

WITNESS

Printed Name: Patricia Adams

Beth Roberts

Beth Roberts

STATE OF FLORIDA  
COUNTY OF PALM BEACH

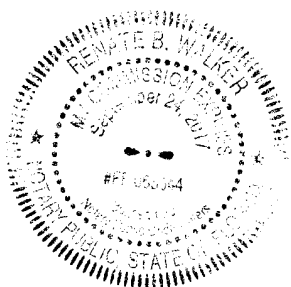
The foregoing instrument was acknowledged before me this 30 day of November, 2016, by Alan Roberts and Beth Roberts, who is/are personally known to me or who has/have produced driver licenses as identification and who did not take an oath.

Renee B Walker

Notary Public:

Printed Notary Name

My Commission Expires: \_\_\_\_\_



(Notary Seal)