

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: **33-5S-03W-000-01234-020**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 6 day of July, 2017 by KAREN PUMPHREY and CURTIS PUMPHREY, WIFE AND HUSBAND, herein called the grantors, to ~~MERRI CHRIS MARTIN and WILLIAM A. MARTIN, JR., WIFE AND HUSBAND~~, whose post office address is ~~419 DANIELA PLACE, SOPCHOPPY, FL 32358~~, hereinafter called the Grantees: **231 Emerald Acres Drive, Crawfordville, FL 32327**
(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 grantors, 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.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 2016.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESS

Beatriz Jaramilla
Witness #1 Signature

Beatriz Jaramilla
Witness #1 Printed Name

WITNESS

Terry J. Askins
Witness #2 Signature

Terry J. Askins
Witness #2 Printed Name

PLEASE SIGN

Karen Pumphrey
KAREN PUMPHREY
28018 SHIRLEY SHORES ROAD, TAVARES, FL 32778

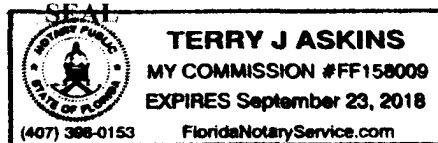
PLEASE SIGN

Curtis Pumphrey
CURTIS PUMPHREY
28018 SHIRLEY SHORES ROAD, TAVARES, FL 32778

NOTARIZE

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 6 day of July, 2017 by KAREN PUMPHREY and CURTIS PUMPHREY who are personally known to me or have produced _____ as identification.



Terry J. Askins
Notary Public

Terry J. Askins
Printed Notary Name

EXHIBIT "A"

Commencing at the Northeast corner of Section 33, Township 5 South, Range 3 West of Wakulla County, Florida, and run thence South 00 degrees 06 minutes 15 seconds East along the East line of said Section 707.58 feet, thence run South 89 degrees 53 minutes 45 seconds West 215.0 feet, thence run South 68 degrees 58 minutes 45 seconds West 107.05 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, run South 00 degrees 06 minutes 15 seconds East 574.0 feet to the Northerly shore of the Ochlockonee River, thence run South 61 degrees 30 minutes 11 seconds West along said shoreline 321.46 feet, thence leave said shoreline and run North 11 degrees 08 minutes 06 seconds East 682.68 feet, thence run North 68 degrees 58 minutes 45 seconds East 160.3 feet to the POINT OF BEGINNING. Situate in the Northeast Quarter of Section 33, Township 5 South, Range 3 West of Wakulla County, Florida.

The above described land being more recently surveyed by EDWIN G. BROWN & ASSOCIATES, INC., dated August 20, 2015, under Job Number 07-261 and described as follows:

Commence at a point marking the Northeast Corner of Section 33, Township 5 South, Range 3 West, Wakulla County, Florida; thence South 00 degrees 06 minutes 15 seconds East 707.58 feet; thence South 89 degrees 53 minutes 45 seconds West 215.00 feet; thence South 68 degrees 58 minutes 45 seconds West 107.05 feet to a concrete monument for the POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 00 degrees 06 minutes 15 seconds East 574.54 feet to a point lying on the approximate edge of the Ochlockonee River as located in August 20, 2015; thence run along said approximate edge of river as follows: South 68 degrees 47 minutes 19 seconds West 7.02 feet; thence South 54 degrees 48 minutes 01 seconds West 14.34 feet; thence South 23 degrees 11 minutes 57 seconds West 8.02 feet; thence South 47 degrees 54 minutes 34 seconds West 44.89 feet; thence South 64 degrees 06 minutes 09 seconds West 116.74 feet; thence South 07 degrees 46 minutes 56 seconds West 4.32 feet; thence South 70 degrees 22 minutes 43 seconds West 45.46 feet; thence South 57 degrees 03 minutes 36 seconds West 38.99 feet; thence South 83 degrees 12 minutes 24 seconds West 17.75 feet; thence South 70 degrees 35 minutes 28 seconds West 32.62 feet; thence leaving said approximate edge of river run North 11 degrees 11 minutes 40 seconds East 683.73 feet to a concrete monument; thence North 69 degrees 19 minutes 57 seconds East 160.85 feet to the POINT OF BEGINNING, containing 3.03 acres more or less.