

Prepared By: Laura Mason  
Owen Title Company, Inc.  
2865 Remington Green Circle  
Tallahassee, FL  
incidental to the issuance of a title insurance policy.  
File Number: 17-10219  
Parcel ID #: 00-00-041-000-09779-005

**WARRANTY DEED  
(INDIVIDUAL)**

This WARRANTY DEED, dated 12/11/17 by  
**GEORGE H. RANSOM** joined by **Vanessa Ransom**, his wife  
whose post office address is:  
**2917 Roche Drive North, Colorado Springs, Colorado 80918**  
hereinafter called the GRANTOR, to  
**JAMES R. CROSBY, JR., a married man**  
whose post office address is:  
4099 Spring Creek Hwy, Crawfordville, FL 32327  
hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$10.00 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, Florida, viz:

**EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

X Signature: [Signature]  
X Print Name: Jennifer E. Cooper  
X Signature: [Signature]  
X Print Name: Susan Ward Morton

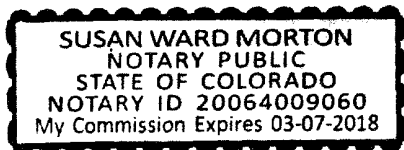
[Signature]  
GEORGE H. RANSOM  
[Signature]  
VANESSA RANSOM

\* State of Colorado  
of County of El Paso

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 12/11 /2017 by:  
**GEORGE H. RANSOM** joined by **Vanessa Ransom**, his wife  
who is personally known to me or who has produced **DRIVER LICENSE** as identification.

seal  
of

Signature: \* [Signature]  
\* Susan Ward Morton



**Exhibit "A"**

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF WAKULLA, STATE OF FLORIDA, BEING KNOWN AND DESIGNATED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 41 OF THE HARTSFIELD OF LANDS IN WAKULLA COUNTY, FLORIDA AND THENCE RUN NORTH 16 DEGREES 54 MINUTES 00 SECONDS WEST 133.68 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 73 DEGREES 02 MINUTES 25 SECONDS WEST 395.69 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 16 DEGREES 54 MINUTES 45 SECONDS WEST 292.97 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 72 DEGREES 27 MINUTES 01 SECONDS WEST 568.74 FEET TO A CONCRETE MONUMENT LYING ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF BEECHWOOD DRIVE, THENCE RUN NORTH 17 DEGREES 24 MINUTES 00 SECONDS WEST ALONG SAID RIGHT-OF-WAY BOUNDARY 419.98 FEET TO A RE-ROD (MARK #4261), THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN NORTH 72 DEGREES 28 MINUTES 20 SECONDS EAST 502.62 FEET TO A RE-ROD (MARKED #4261), THENCE RUN SOUTH 16 DEGREES 54 MINUTES 39 SECONDS EAST 120.00 FEET TO AN IRON PIPE, THENCE RUN NORTH 72 DEGREES 14 MINUTES 56 SECONDS EAST 69.90 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 16 DEGREES 52 MINUTES 27 SECONDS EAST 300.06 FEET TO THE POINT OF BEGINNING.

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Legal Description with Non Homestead