

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: Smith, Thompson & Shaw
Fourth Floor, 3520 Thomasville Rd.
Tallahassee, Fl. 32309
20190576AMO

Parcel I.D. #: 00-00-054-000-09920-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 5th day of April, A.D. 2019, by DONNA LIEWER COHEN A/K/A DONNA COHEN AS TRUSTEE OF THE INGHAM FAMILY REAL PROPERTY TRUST DATED MAY 8, 2017, with the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described herein pursuant to Florida statute section 689.073(1), hereinafter called the grantor, to KALEB ANTHONY ATKINS, whose post office address is 40 JENSEN LANE, CRAWFORDVILLE, FL 32327, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, 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 consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF


Subject to taxes for the year 2018 and subsequent years, restrictions, reservations, covenants and easements of record, 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.

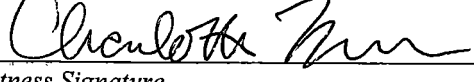
And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature

Printed Name


Witness Signature

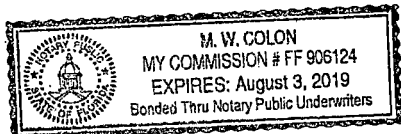
Printed Name

State of Florida
County of LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared DONNA LIEWER COHEN AS TRUSTEE OF THE INGHAM FAMILY REAL PROPERTY TRUST, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and that I relied upon the following form of identification of the above-named person: drivers license and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 5th day of April, A.D. 2019.

Notary Public Rubber Stamp Seal



Notary Signature

Printed Notary Signature

EXHIBIT "A"

COMMENCE AT A POINT WHERE THE WESTERLY BOUNDARY OF LOT NO. 54, HARTSFIELD SURVEY OF LANDS OF WAKULLA COUNTY INTERSECTS THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE HIGHWAY NO. 61 AND RUN THENCE NORTH 70 DEGREES 47 MINUTES 29 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY FOR 1,321.0 FEET AND TO THE NORTHWESTERLY CORNER OF TRACT NO. 5 OF THE OLD JOHN PIPLACK SUBDIVISION; THENCE RUN SOUTH 18 DEGREES 03 MINUTES 30 SECONDS EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT NO. 5 FOR 571.2 FEET TO THE POINT OF BEGINNING. FROM AND POINT OF BEGINNING CONTINUE SOUTH 18 DEGREES 03 MINUTES 30 SECONDS EAST ALONG SAID WESTERLY BOUNDARY LINE OF SAID TRACT NO. 5 FOR 142.8 FEET; THENCE RUN NORTH 70 DEGREES 47 MINUTES 29 SECONDS EAST FOR 305.26 FEET; THENCE RUN NORTH 18 DEGREES 03 MINUTES 30 SECONDS WEST ALONG THE WESTERLY BOUNDARY LINE OF A STREET FOR 142.8 FEET; THENCE RUN SOUTH 70 DEGREES 47 MINUTES 29 SECONDS WEST FOR 305.26 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND IN THE WEST HALF OF LOT NO. 54 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

COMMENCE AT A POINT WHERE THE WESTERLY BOUNDARY OF LOT NO. 54, HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA INTERSECTS THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE HIGHWAY NO. 61 AND RUN THENCE NORTH 70 DEGREES 47 MINUTES 29 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR 1,629.30 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 18 DEGREES 03 MINUTES 30 SECONDS EAST FOR 856.8 FEET, THENCE WITH A RIGHT ANGLE TO THE LEFT RUN NORTH 18 DEGREES 03 MINUTES 30 SECONDS WEST FOR 856.8 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY, THENCE RUN SOUTH 70 DEGREES 47 MINUTES 29 SECONDS WEST ALONG SAID RIGHT-OF-WAY BOUNDARY FOR 50 FEET TO THE POINT OF BEGINNING.

EASEMENT MORE ACCURATELY DESCRIBED BY RECENT SURVEY BY B & D LAND SURVEYING, INC. UNDER JOB NUMBER 19071 AS FOLLOWS:

COMMENCE AT A POINT WHERE THE WESTERLY BOUNDARY OF LOT NO. 54, HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA INTERSECTS THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE HIGHWAY NO. 61 AND RUN THENCE NORTH 70 DEGREES 47 MINUTES 29 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR 1,629.30 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 18 DEGREES 03 MINUTES 30 SECONDS EAST FOR 856.8 FEET; THENCE RUN NORTH 70 DEGREES 47 MINUTES 29 SECONDS EAST 50.00 FEET; THENCE RUN NORTH 18 DEGREES 03 MINUTES 30 SECONDS WEST FOR 856.8 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY; THENCE RUN SOUTH 70 DEGREES 47 MINUTES 29 SECONDS WEST ALONG SAID RIGHT-OF-WAY BOUNDARY FOR 50 FEET TO THE POINT OF BEGINNING.