

*This Instrument prepared by & return to*

*Name: Frances Casey Lowe, P.A.*  
*Address: 68-A Feli Way*  
*Crawfordville, Florida 32327*

*Tax ID: 34-4S-03W-000-00448-008*

369225  
RECORDED IN THE PUBLIC RECORDS OF  
WAKULLA COUNTY FL,  
Brent X. Thurmond Clerk of Courts  
BK: 1111 PG: 252-255, Page 1 of 4 5/24/2019 4:11 PM  
Deed Doc Stamp: \$0.70

**THIS WARRANTY DEED** made the <sup>13<sup>th</sup></sup> day of **November**, 2018 between Lorraine M. Studer, as to her 1/4<sup>th</sup> interest, <sup>an unmarried woman,</sup> ~~a married woman,~~ whose address is 405 Sunderland Terrace, Chesapeake, VA 23322 and Michele E. Stengard, as to her 1/4<sup>th</sup> interest, a married woman, whose address is 17 Boulevard Terrace, Middletown, RI 02842, hereinafter called "Grantors" and John A. Studer, Jr., a married man, whose address is 535 Carlton Avenue, #1104, Brooklyn, NY 11238 and Marquerite A. Studer-Fetro, a married woman, whose address is 228 Princeton Street, N. Chelmsford, MA 01863, to hold as equal tenants in common, hereinafter collectively called "Grantees."

(Which terms "Grantors" and "Grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, does, grant, bargain, sell, alien, remise, release, convey and confirm unto Grantees, all that certain land situated in Wakulla County, Florida, to-wit (the "Property"):

*See Exhibit A attached hereto and incorporated herein.*

*This Property does not constitute the homestead of the Grantors.*

Being the same property conveyed to Grantors, Lorraine M. Studer and Michele E. Stengard and Grantees, John A. Studer, Jr. and Marquerite A. Studer-Fetro under Order Determining Homestead Status of Real Property dated April 16, 2018 and recorded in OR Book 1071, Page 138 in the Public Records of Wakulla County, Florida.

**Subject** to taxes for the year 2018 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto, belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever as tenants in common, in the following divided ownership interests: Fifty (50%) percent interest to be held by John A. Studer, Jr. and fifty (50%) percent interest to be held Marquerite A. Studer-Fetro.

**And** Grantors do hereby covenant with said Grantees that Grantors are lawfully seized of the Property in fee simple; that Grantors have good right and lawful authority to transfer and convey the Property; that

Grantors do hereby fully warrant title to the Property and will defend the same against the lawful claim of all persons whomsoever; and that the Property is free of all encumbrances.

*In Witness Whereof*, the Grantors have hereunto set their hands and seals the day and year first above written.

*Title is not warranted nor guaranteed by preparer.*

Signed and sealed in the presence of:

*Doniel Powell*  
Witness Signature

Doniel Powell  
Printed Name

*Joanne Margio*  
Witness Signature

Joanne Margio  
Printed Name

Grantors:

*Lorraine M. Studer* L.S.  
Lorraine M. Studer

STATE OF Virginia  
COUNTY OF Chesapeake

The foregoing instrument was acknowledged before me this 31 day of October, 2018 by Lorraine M. Studer, a married woman. She:

- is personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

(Seal)

MICHELE C. McCULLOUGH-HARRIS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7045938
My Commission Expires <u>01-31-2022</u>

*Michele C. McCullough-Harris*  
Michele C. McCullough-Harris  
Print Name  
Notary Public  
My Commission Expires: 01-31-2022

G. Spadoni  
Witness Signature

G. SPADONI  
Printed Name

[Signature]  
Witness Signature

Kennedy Kretzler  
Printed Name

[Signature] L.S.  
Michele E. Stengard

certification see reverse side

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018  
by Michele E. Stengard, a married woman. She:

- is personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

(Seal)

\_\_\_\_\_  
Print Name  
Notary Public  
My Commission Expires: \_\_\_\_\_

**Official Certification**

Seen for authentication of the reverse side signature, affixed in our presence by

**Ms. Michele E STENGARD**, born 30th November 1969, Nationality: United States of America/USA, according to her information residing at Gössikon 13, 8126 Zumikon, identified by residence permit B.

This legalization refers only to the authentication of the signature and not to the contents or validity of the document.

Küsnacht, 13th November 2018

BK no: 4717

Fee CHF 20.00



**NOTARIAT KÜSNACHT**

A handwritten signature in black ink, appearing to read "Th. Hersche".

Thomas Hersche, Notary Public

Official Copy

EXHIBIT "A"

Commence at the Southeast corner of the West half of the West half of the Northeast quarter of Section 34, Township 4 South, Range 3 West, Wakulla County, Florida thence proceed South 61 degrees 50 minutes 01 seconds West 594 .30 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 48 degrees 25 minutes 01 seconds West 133.64 feet, thence run South 48 degrees 50 minutes 53 seconds East 403.48 ft to the edge of the Sopchoppy River, thence run South 41 degrees 53 minutes 19 seconds West along said rivers edge 130.00 feet to the centerline of a creek, thence run along said centerline the following courses and distances: North 59 degrees 43 minutes 03 seconds West 114.81 feet, thence run North 52 degrees 13 minutes 15 seconds East 88.35 feet, thence run North 86 degrees 48 minutes 25 seconds West 116.76 feet, thence run North 03 degrees 25 minutes 31 seconds East 83.56 feet, thence run North 66 degrees 36 minutes 21 seconds West 190.62 feet, thence run North 29 degrees 28 minutes 37 seconds West 43.04 Feet, thence run South 64 degrees 47 minutes 14 seconds West 66.56 feet, thence run South 71 degrees 00 minutes 17 seconds West 120.33 feet, thence run South 20 degrees 11 minutes 27 seconds East 45.84 feet, thence run South 47 degrees 44 minutes 09 seconds West 66.72 feet, thence run South 70 degrees 27 minutes 32 seconds West 129.42 feet, thence run North 69 degrees 29 minutes 40 seconds West 188.46 feet, thence run North 09 degrees 18 minutes 37 seconds West 69.95 feet, thence run North and 83 degrees 20 minutes 40 seconds West 82.09 feet, thence run North 04 degrees 57 minutes 58 seconds West 62.67 feet, thence run North 73 degrees 59 minutes 40 seconds West 42.00 feet, thence run North 16 degrees 28 minutes 55 seconds East 74.95 feet, thence run North 01 degrees 52 minutes 38 seconds West 69.26 feet, thence run North 61 degrees 17 minutes 35 seconds West 94.29 feet, thence leaving said centerline run North 04 degrees 25 minutes 45 seconds West 368.94 feet to a concrete monument, thence run North 89 degrees 31 minutes 57 seconds East 318.15 feet to a concrete monument, thence run South 09 degrees 02 minutes 51 seconds East 130.22 feet to an angle iron, thence run South 68 degrees 54 minutes 09 seconds East 104.05 feet, thence run South 57 degrees 27 minutes 52 seconds East 91.20 feet, thence run South 08 degrees 55 minutes 26 seconds East 118.31 feet to an old bolt, thence run South 72 degrees 06 minutes 01 seconds East 69.16 feet, thence run North 85 degrees 03 minutes 30 seconds East 139.30 feet to an angle iron, thence run South 85 degrees 07 minutes 00 seconds East 161.83 feet, thence run South 46 degrees 13 minutes 59 seconds East 102.80 feet to the POINT OF BEGINNING containing 10.40 acres, more or less.

SUBJECT TO a county graded road over and across a portion thereof.

Subject to an Easement recorded in O.R. Vol. 152, Page 40, public records Wakulla County, Florida.