

This Instrument prepared by & return to

Name: Lowe Title Services
Address: 68-A Feli Way.
Crawfordville, Florida 32327
File No: 19-1115
Parcel ID: 03-6S-02W-129-03707-021

THIS WARRANTY DEED made the 14th day of June, A.D. 2019 by and between Jeffrey Cannon and Therina Gay, husband and wife, whose address is Panacea, Florida hereinafter called the "Grantors", and Horace Temple, Jr. and Shelley R. Temple, husband and wife, whose address is 207 Apple View Court, Goodlettsville, TN 37072, hereinafter called the "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 the Grantors for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Wakulla County, Florida to-wit:

See Exhibit A attached hereto and made a part hereof

The property described herein is the same property that became vested in Grantors by a Warranty Deed recorded in OR Book 989, Page 841 of the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2019 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, rights of ways, and appurtenances thereto, belonging or in any way 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; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantors have hereunto set their hand(s) and seal(s) the day and year first above written.

Signed and sealed in the presence of:

[Signature]
Witness Signature

Paul B Parker
Printed Name

[Signature]
Witness Signature

Lori L Sumner
Printed Name

[Signature] L.S.
Jeffrey Cannon

[Signature] L.S.
Therina Gay

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 14th day of June 2019 by Jeffrey Cannon and Therina Gay, husband and wife. They:

- ☒ are personally known to me.
☐ produced a current driver's license as identification.
☐ produced _____ as identification.

(Seal)



[Signature]
Jessica M. Maloni
Print Name
Notary Public
My Commission Expires: _____

Exhibit A – Legal Description

LOT #3 BLOCK "C" RIVERBEND ESTATES (AN UNRECORDED SUBDIVISION)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 2 WEST, WAKULLA COUNTY, FLORIDA, AND RUN SOUTH 00 DEGREES 01 MINUTES 22 SECONDS EAST 3373.61 FEET ALONG THE EAST BOUNDARY LINE OF SECTION 3 TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EAST BOUNDARY LINE OF SECTION 3 AND THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD # 372, THENCE NORTH 85 DEGREES 20 MINUTES 00 SECONDS WEST 662.36 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT, THENCE LEAVING AFOREMENTIONED RIGHT-OF-WAY LINE RUN SOUTH 12 DEGREES 29 MINUTES 02 SECONDS EAST 475.61 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 12 DEGREES 29 MINUTES 02 SECONDS EAST 209.65 FEET TO A POINT, THENCE SOUTH 60 DEGREES 31 MINUTES 29 SECONDS WEST 50.99 FEET TO A POINT, SAID POINT BEING A POINT OF CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 91 DEGREES 23 MINUTES 05 SECONDS FOR AN ARC DISTANCE OF 79.75 FEET TO A POINT, THENCE NORTH 09 DEGREES 32 MINUTES 52 SECONDS WEST 161.46 FEET TO A POINT, THENCE NORTH 61 DEGREES 12 MINUTES 27 SECONDS EAST 108.44 FEET TO THE POINT OF BEGINNING.

Being more particularly described in a recent survey by Thurman Roddenberry & Associates as follows:

Lot 3 Block "C" (unrecorded)

Commence at the Northeast corner of Section 3, Township 6 South, Range 2 West, Wakulla County, Florida and run South 00 degrees 01 minutes 22 seconds East 3373.61 feet to the Southerly right-of-way boundary of Surf Road (State Road No: 372), thence run North 85 degrees 20 minutes 00 seconds West along said right-of-way boundary 662.36 feet, thence leaving said right-of-way boundary run South 12 degrees 29 minutes 02 seconds East 475.61 feet to an iron pipe for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 12 degrees 29 minutes 02 seconds East 213.49 feet to an iron pipe, thence run South 61 degrees 03 minutes 23 seconds West 46.37 feet to a concrete monument lying on the Northeasterly cul-de-sac right-of-way boundary of Riverview Road, said point also lying on a curve concave to the Southwesterly, thence run Northwesterly along said cul-de-sac right-of-way boundary and said curve having a radius of 50.00 feet, through a central angle of 99 degrees 25 minutes 41 seconds, for an arc distance of 86.77 feet, chord being North 75 degrees 22 minutes 11 seconds West 76.28 feet to an iron pipe, thence leaving said right-of-way boundary run North 09 degrees 27 minutes 03 seconds West 161.75 feet to an iron pipe, thence run North 61 degrees 13 minutes 20 seconds East 108.16 feet to the POINT OF BEGINNING containing 0.47 acres, more or less.