

Prepared by:
Evie T. Peacock
North Florida Title Company
1624 Village Square Blvd. Suite 202
Tallahassee, Florida 32309

File Number: 1908-60

General Warranty Deed

Made this Sept 26, 2019 A.D. By **Bettina Fulford and Greg Fulford, wife and husband, individually, and as Co-Trustees of the Bettina Fulford Trust, dated October 28, 2008, and Greg Fulford and Bettina Fulford, husband and wife, individually and as Co-Trustees of the Greg Fulford Trust, dated October 28, 2008**, hereinafter called the grantor, to **Christina H. Sparks, a single woman**, whose address is: 209 J K Moore Road, Crawfordville, Florida 32327-3333, hereinafter called the grantee: and Ronald E. Johnson, a single man, JTWRs

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$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:

See Attached Exhibit "A"

Parcel ID Number: **00-00-081-000-11527-016**

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 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; 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 our presence:

Teresa L. Lang
Witness Printed Name Teresa L Lang

Bettina Fulford (Seal)
Bettina Fulford, as Co-Trustee of the Bettina Fulford Trust, dated October 28, 2008
Address: 117 Cunningham Drive, New Smyrna Beach, Florida 32168

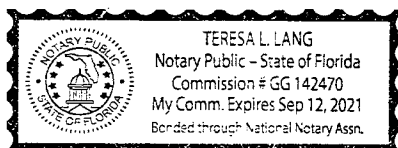
Greg Fulford (Seal)
Greg Fulford, as Co-Trustee of the Bettina Fulford Trust, dated October 28, 2008
Address: Same

Greg Fulford (Seal)
Greg Fulford, as Co-Trustee of the Greg Fulford Trust, dated October 28, 2008
Address: Same

Bettina Fulford (Seal)
Bettina Fulford, as Co-Trustee of the Greg Fulford Trust, dated October 28, 2008
Address: Same

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this September 26, 2019, by Bettina Fulford and Greg Fulford, as Co-Trustees of the Bettina Fulford Trust, dated October 28, 2008 and Greg Fulford and Bettina Fulford as Co-Trustees of the Greg Fulford Trust, dated October 28, 2008, who are personally known to me or who has produced a driver's license as identification.



Teresa L. Lang
Notary Public
Print Name: Teresa L Lang
My Commission Expires: 9/12/2021
(Seal)

Prepared by:
Evie T. Peacock
North Florida Title Company
1624 Village Square Blvd. Suite 202
Tallahassee, Florida 32309

File Number: 1908-60

EXHIBIT "A"

COMMENCING AT THE NORTHEAST CORNER OF LOT 81 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA (MARKED BY A CONCRETE MONUMENT BURIED IN COUNTY ROAD); THENCE RUN SOUTH 72 DEGREES 30 MINUTES WEST 33.77 FEET TO A POINT IN COUNTY ROAD; THENCE RUN SOUTH 21 DEGREES 49 MINUTES 40 SECONDS WEST 758.04 FEET; THENCE RUN SOUTH 72 DEGREES 43 MINUTES 20 SECONDS WEST 1,434.58 FEET; THENCE RUN NORTH 59 DEGREES 39 MINUTES 40 SECONDS WEST 192.22 FEET; THENCE RUN NORTH 02 DEGREES 39 MINUTES 55 SECONDS WEST 439.0 FEET; THENCE RUN SOUTH 87 DEGREES 20 MINUTES 05 SECONDS WEST 25.0 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD AND POINT OF BEGINNING OF TRACT HEREIN CONVEYED (SAID POINT BEING SOUTH 72 DEGREES 19 MINUTES 03 SECONDS WEST 1,993.4 FEET FROM THE NORTHEAST CORNER OF LOT 81, HARTSFIELD SURVEY); FROM SAID POINT OF BEGINNING RUN SOUTH 02 DEGREES 39 MINUTES 55 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY OF COUNTY ROAD 299.0 FEET TO A CONCRETE MONUMENT; THENCE RUN DUE WEST 256.95 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 07 DEGREES 01 MINUTES 07 SECONDS WEST 71.5 FEET; THENCE RUN NORTH 46 DEGREES 22 MINUTES WEST 114.52 FEET; THENCE RUN NORTH 03 DEGREES 45 MINUTES 35 SECONDS EAST 46.63 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 72 DEGREES 52 MINUTES 35 SECONDS EAST 346.90 FEET TO THE POINT OF BEGINNING, SITUATE, LYING AND BEING IN LOT 81 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

TOGETHER WITH A 1999 HOME MOBILE HOME ID # HL56749AAL & HL56749BAL.

BEING MORE PARTICULARLY DESCRIBED BY RECENT SURVEY AS FOLLOWS :

LOT 15 (UNRECORDED), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE NORTHEAST CORNER OF LOT 81 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, THENCE RUN SOUTH 72 DEGREES 30 MINUTES 00 SECONDS WEST 33.77 FEET TO A POINT LYING IN A COUNTY ROAD; THENCE RUN SOUTH 21 DEGREES 49 MINUTES 40 SECONDS WEST 758.04 FEET; THENCE RUN SOUTH 72 DEGREES 43 MINUTES 20 SECONDS WEST 1,434.58 FEET; THENCE RUN NORTH 59 DEGREES 39 MINUTES 40 SECONDS WEST 192.22 FEET; THENCE RUN NORTH 02 DEGREES 39 MINUTES 55 SECONDS WEST 439.00 FEET; THENCE RUN SOUTH 87 DEGREES 20 MINUTES 05 SECONDS WEST 25.00 FEET TO AN IRON ROD AND CAP (MARKED 7160) LYING ON THE WESTERLY RIGHT OF WAY BOUNDARY OF J.K. MOORE ROAD, SAID POINT ALSO MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 02 DEGREES 39 MINUTES 55 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY BOUNDARY 299.12 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY BOUNDARY RUN NORTH 89 DEGREES 57 MINUTES 15 SECONDS WEST 256.91 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 07 DEGREES 04 MINUTES 00 SECONDS WEST 71.32 FEET TO AN IRON PIPE; THENCE RUN NORTH 46 DEGREES 25 MINUTES 02 SECONDS WEST 114.50 FEET TO AN IRON ROD AND CAP (NO ID); THENCE RUN NORTH 04 DEGREES 02 MINUTES 41 SECONDS EAST 46.64 FEET TO A CONCRETE MONUMENT (MARKED 0679); THENCE RUN NORTH 72 DEGREES 50 MINUTES 22 SECONDS EAST 346.87 FEET TO THE POINT OF BEGINNING CONTAINING 1.73 ACRES, MORE OR LESS.