

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:

Name W. H. Webster, Esq.

Address Post Office Box 478

Crawfordville, Fl. 32327

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 28th day of June 1985, Between

Ford McCallister and Johnnie McCallister, his wife

of the County of Wakulla, State of Florida, grantor*, and

Leo R. Cronan, Jr., and Barbara Cronan, his wife

whose post office address is Rt. 6 Box, Tallahassee, Florida 32304

of the County of Wakulla, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten & 00/100 (\$10.00)-----

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

Legal description attached as Exhibit "A".

Together with a 1980 Cape Mobile Home, I.D. #GAM120E4791021A, Florida Title #17165179. Subject to an access easement along the Easterly boundary of said land.

Subject to property taxes for 1985 and all subsequent years.

This Warranty Deed is being executed and delivered in Satisfaction of that certain unrecorded Contract For Deed And Title, dated October 25, 1984.

Documentary Stamps Paid \$ 108.00
Date 7-2-85 Wakulla County,
Florida. Carlton Tucker, Clerk of Circuit
Court.
By Elaine S. Linton
Deputy Clerk

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William H. Webster

Shirley May

Ford McCallister (Seal)

Johnnie McCallister (Seal)

Johnnie McCallister (Seal)

Johnnie McCallister (Seal)

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Ford McCallister and Johnnie McCallister, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of June 1985.

My commission expires:

Notary Public

LEO F. CRONAN, JR.

0.61 ACRE TRACT

I hereby certify that this is a true and correct representation of the following described property and that this description meets the Minimum Technical Standards for Land Surveying (Chapter 21-HH-6, Florida Administrative Code).

Commence at a St. Joe Paper Company monument marking the Southeast corner of Lot 74 of the Hartsfield Survey of Lands in Wakulla County, Florida and thence run North 17 degrees 52 minutes 26 seconds West along the Easterly boundary of said Lot 74 a distance of 2088.11 feet to a St. Joe Paper Company monument marking the Northeast corner of the Southeast Quarter of said Lot 74, thence run North 17 degrees 48 minutes 16 seconds West along the Easterly boundary of said Lot 74 a distance of 839.91 feet to an old iron pipe, thence run South 72 degrees 20 minutes 58 seconds West 460.33 feet to an old iron pipe, thence run North 15 degrees 16 minutes 44 seconds West 210.15 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 71 degrees 56 minutes 16 seconds West 153.50 feet, thence run North 16 degrees 35 minutes 20 seconds West 77.97 feet, thence run North 03 degrees 25 minutes 37 seconds East 30.36 feet, thence run North 28 degrees 05 minutes 58 seconds East 174.57 feet, thence run North 75 degrees 32 minutes 46 seconds East 25.47 feet to a concrete monument, thence run South 15 degrees 16 minutes 44 seconds East 225.77 feet to the POINT OF BEGINNING containing 0.61 of an acre, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Edwin G. Brown

EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

85-181
PSC:1619

EXH. "A"

RECORDED
AT TIME & DATE NOTED
1985 JUL -2 PM 3: 57
CARLTON TUCKER
DEPT. OF REVENUE
WAKULLA COUNTY FLORIDA
61116

OFF. REC. 113 PAGE 208