

CORRECTIVE WARRANTY DEED

RAMCO FORM 01

WARRANTY DEED  
INDIVID. TO INDIVID.

This Warranty Deed Made the 6th day of January A. D. 1986 by

SHELL POINT, LTD., a Florida Limited Partnership

hereinafter called the grantor, to

HIGH TIDE ENTERPRISES, a Florida General Partnership

whose postoffice address is 3705 Wicklow Circle, Tallahassee, Florida 32308  
hereinafter called the grantee:

(Wherever used herein the terms "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 \$ 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:

2.22 acre tract located in Wakulla County, Florida, more particularly described in Exhibit "A", attached hereto and made a part hereof.

Documentary Stamps Paid \$ .50  
Date 1-9-86 Wakulla County,  
Florida. Carlton Tucker, Clerk of Circuit  
Court  
By Elise A. Linton  
Deputy Clerk

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 1985

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:

Peggy J. ...  
[Signature]

SHELL POINT, LTD.  
a Florida limited partnership  
BY: SHELL POINT PROPERTIES, INC. L.S.  
John R. Stocks L.S.  
JOHN R. STOCKS, President

STATE OF Florida  
COUNTY OF Leon

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared John R. Stocks, President, Shell Point Properties, Inc., General Partner of Shell Point, Ltd.

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

WITNESS my hand and official seal in the County and State aforesaid this 9th day of January 1986  
[Signature]  
Notary Public

This instrument prepared by:

Additional Notary Public, State of Florida  
My Commission Expires Aug. 5, 1987

Stephen C. Reilly  
4909 North Monroe Street  
Tallahassee, Florida 32303

RECORDED  
63129  
900 JAN -9 PM 2:52

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EXHIBIT "A"

To Warranty Deed Given By Shell Point, Ltd., to High Tide Enterprises

**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

COURT HOUSE SQUARE  
POST OFFICE BOX 625

PHONE (904) 926-3016  
CRAWFORDVILLE, FLORIDA 32327

January 3, 1985

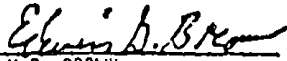
HIGH TIDE ENTERPRISES

2.22 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).

Begin at a concrete monument marking the Southeast corner of Lot 116 of the Hartsfield Survey of Lands in Wakulla County, Florida, thence run North 17 degrees 09 minutes West along the East boundary of said Lot 116 a distance of 562.77 feet to a point on the East right-of-way of State Road S-367, said point being on a curve concave to the West, thence run Southwesterly along said curve and along said right-of-way with a radius of 1179.28 feet thru a central angle of 03 degrees 25 minutes 32 seconds for an arc distance of 70.51 feet, chord of said arc being South 00 degrees 57 minutes 14 seconds West 70.49 feet, thence run South 02 degrees 40 minutes West along said right-of-way 193.13 feet to a point of curve to the left, thence run Southwesterly, South and Southeasterly along said right-of-way and along said curve concave to the East with a radius of 922.37 feet thru a central angle of 52 degrees 05 minutes 53 seconds for an arc distance of 838.70 feet to a point on the Westerly boundary of the St. Marks National Wildlife Refuge, thence leaving said right-of-way run North 17 degrees 13 minutes West along said Westerly boundary 491.27 feet to the POINT OF BEGINNING containing 2.22 acres, 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  
Registered Land Surveyor  
Florida Certificate No. 2919

83-266  
PSC:2113

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To Warranty Deed Given By Shell Point, Ltd., to High Tide Enterprises

**EDWIN G. BROWN**  
REGISTERED LAND SURVEYOR

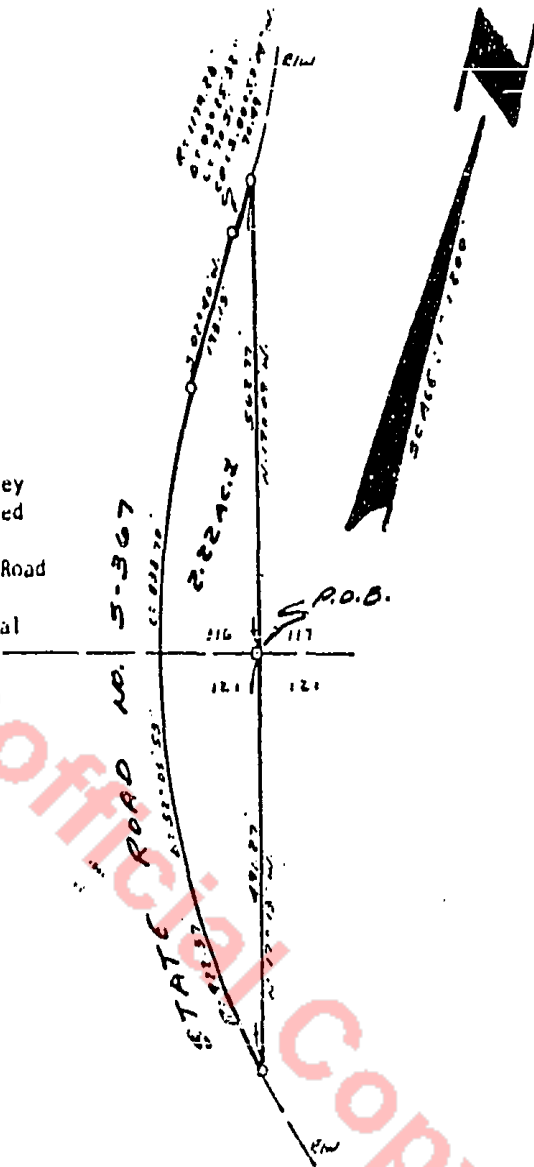
P. O. BOX 625  
CRAWFORDVILLE, FLORIDA 32327

COURT HOUSE SQUARE  
Telephone: (904) 926-3016

PLAT OF SURVEY  
FOR  
HIGH TIDE ENTERPRISES

NOTES:

1. Survey Source: Field Survey performed by the Undersigned Surveyor.
2. Bearing Reference: State Road Right-of-Way Map.
3. See attached sheet for legal description.



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.

NOTES  
and  
LEGEND

- (1) No: valid unless sealed with an embossed surveyor's seal.
- (2) Denotes concrete monument.

CERTIFICATE:

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

*Edwin G. Brown*  
EDWIN G. BROWN  
R.L.S. FLA. CERT. NO. 2919

DATE: 12-2-1980

SEAL:

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