

This Instrument prepared by & return to

Name: Lowe Title Services

*Address: 68-A Feli Way
Crawfordville, FL 32327*

Parcel ID: 23-5S-03W-000-01090-001

File Number: 20-1312

THIS WARRANTY DEED made the 21 day of October, A.D. 2020 by and between David K. Butler and Eugenia D. Butler, husband and wife, whose address is 55258 Fox Squirrel Dr., Callahan, FL 32011, hereinafter called the "Grantors", and David Allen and Miranda Allen, husband and wife, whose address is 7481 Newnan Road, Brooks, GA 30205, 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, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all that certain land situate in Wakulla County, Florida to-wit:

BEGIN AT AN IRON PIPE (1") MARKING THE SOUTHWEST CORNER (MOST WESTERLY CORNER) OF LOT 15, BLOCK 200 OF RIVER VIEW SUBDIVISION NO. 2, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 36 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, THENCE RUN NORTH 49 DEGREES 21 MINUTES 37 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY BOUNDARY OF A 66 FOOT ROADWAY 137.74 FEET, THENCE LEAVING SAID RIGHT OF WAY BOUNDARY RUN NORTH 52 DEGREES 17 MINUTES 24 SECONDS EAST 255.26 FEET, THENCE NORTH 49 DEGREES 21 MINUTES 37 SECONDS WEST 200.01 FEET. THENCE NORTH 41 DEGREES 03 MINUTES 58 SECONDS EAST 299.65 FEET TO AN IRON PIPE(1"), THENCE NORTH 40 DEGREES 37 MINUTES 38 SECONDS EAST 150.12 FEET TO AN IRON PIPE (3/4"), THENCE SOUTH 49 DEGREES 33 MINUTES 11 SECONDS EAST 353.60 FEET TO AN IRON ROD #4261, THENCE SOUTH 46 DEGREES 18 MINUTES 35 SECONDS WEST 704.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION IS BASED ON A FIELD SURVEY, AND INCLUDES THE LANDS RECORDED AND DESCRIBED IN OFFICIAL RECORDS BOOK 81, PAGE 831, AND A PART OF THE LANDS RECORDED AND DESCRIBED IN OFFICIAL RECORDS BOOK 48 PAGE 152 AND OFFICIAL RECORDS BOOK 23, PAGE 732, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

The property described herein is the same property that became vested in Grantors by Warranty Deed recorded in OR Book 508, Page 717 in the Public Records of Wakulla County, Florida.

Subject to taxes for the year 2020 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:

Shelly C. Frazier

Witness Signature

Shelly C. Frazier

Printed Name

Alejandro Perez-Dueno

Witness Signature

Alejandro Perez-Dueno

Printed Name

David K. Butler L.S.
David K. Butler

Eugenia D. Butler L.S.
Eugenia D. Butler

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of October 2020, by David K. Butler and Eugenia D. Butler, husband and wife, who are personally known to me or have produced Florida Driver (type of identification) as identification.

(Seal)

Albert L. Frazier
Albert L. Frazier
Print Name
Notary Public

