

This Instrument prepared by & return to

Name: Lowe Title Services

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

Parcel ID: 00-00-059-000-100-11-000

File Number: 20-1372

THIS WARRANTY DEED made the 3rd day of December, A.D. 2020 by and between James Bryant and Elesha Bryant, husband and wife, whose address is 44 Redwood Lane, Crawfordville, Florida 32327, hereinafter called the "Grantors", and L. Randall Martin, an unmarried man, whose address is 133 Carriage Drive, Crawfordville, Florida 32327, hereinafter called the "Grantee":

(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 Grantee, all that certain land situate in Wakulla County, Florida to-wit:

PARCEL 1 - 276 CAJER POSEY

BEGIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE OLD OCHLOCKNEE ROAD AND THE NORTH BOUNDARY OF LOT 59 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA. THENCE RUN SOUTHERLY ALONG THE WEST BOUNDARY OF SAID ROAD 168 FEET, THENCE RUN WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF SAID LOT 59 TO THE WEST BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO WRIGHT ALEXANDER FROM DOLLIE VICKERS BY DEED DATED APRIL 1, 1942 AND RECORDED ON PAGE 6 OF DEED BOOK 26 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. THENCE RUN NORTHERLY ALONG THE WEST BOUNDARY OF SAID DOLLIE VICKERS TO WRIGHT ALEXANDER TRACT OF LAND TO THE NORTHERLY BOUNDARY OF SAID LOT 59 OF HARTSFIELD SURVEY. THENCE RUN EASTERLY ALONG THE NORTH BOUNDARY OF SAID LOT 59 TO THE POINT OF BEGINNING AND BEING SITUATE IN LOT 59 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

AND BEING MORE PARTICULARLY DESCRIBED BY A SURVEY PREPARED BY EDWIN G. BROWN AND ASSOCIATES, INC., DATED MARCH 8, 1990, JOB NO. 90-031, AS FOLLOWS:

COMMENCE AT A ST. JOE PAPER COMPANY MONUMENT MARKING THE NORTHEAST CORNER OF LOT 59 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND THENCE RUN SOUTH 72 DEGREES 36 MINUTES 27 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID LOT 59 A DISTANCE OF 343.46 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF CAJER POSEY ROAD FOR THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 72 DEGREES 36 MINUTES 27 SECONDS WEST ALONG SAID NORTH BOUNDARY 263.58 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUN SOUTH 00 DEGREES 52 MINUTES 28 SECONDS EAST 95.27 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 88 DEGREES 04 MINUTES 47 SECONDS EAST 218.55 FEET TO A CONCRETE MONUMENT ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID CAJER POSEY ROAD, SAID MONUMENT LYING ON A CURVE CONCAVE TO THE SOUTHEASTERLY. THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY AND ALONG SAID CURVE WITH A RADIUS 2529.45 FEET, THRU A CENTRAL ANGLE OF 01 DEGREES 49 MINUTES 30 SECONDS FOR AN ARC DISTANCE OF 80.57 FEET, THE CHORD OF SAID ARC BEING NORTH 10 DEGREES 38 MINUTES 07 SECONDS EAST 80.57 FEET TO A CONCRETE MONUMENT MARKING A POINT OF REVERSE CURVE. THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY AND ALONG SAID CURVE WITH A RADIUS OF 2024.99 FEET THRU A CENTRAL ANGLE OF 02 DEGREES 31 MINUTES 20 SECONDS FOR AN ARC DISTANCE OF 89.14 FEET, THE CHORD OF SAID ARC BEING NORTH 10 DEGREES 51 MINUTES 01 SECONDS EAST 89.14 FEET TO THE POINT OF BEGINNING.

The property described herein is the same property that became vested in Grantors by Warranty Deed recorded in OR Book 1067, Page 819 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 Grantee 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:

Lani E Musgrove
Witness Signature
Lani E Musgrove
Printed Name
Victoria Avery
Witness Signature
Victoria Avery
Printed Name

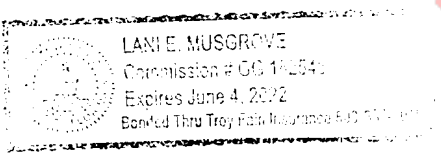
James Bryant L.S.
James Bryant
Elesha Bryant L.S.
Elesha Bryant

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of December 2020, by James Bryant and Elesha Bryant, husband and wife, who are personally known to me or have produced FL DL (type of identification) as identification.

(Seal)

Lani E Musgrove
Print Name
Notary Public



Unofficial Copy