

Prepared by:  
Marion D. Lamb, III  
Lamb & Lamb  
217 Pinewood Drive  
Tallahassee, Florida 32303

WAKULLA COUNTY Parcel ID No.:01-6S-02W-000-03579-000

**WARRANTY DEED**

**THIS WARRANTY DEED** made as of the 14<sup>th</sup> day of December, 2020, by and between C & R Foods, Inc., a Florida corporation, whose mailing address is Post Office Box 488, Ponte Vedra Beach, Florida 32004 (hereinafter referred to as "Grantor") and Robert Franco and Christine Marie Burns, husband and wife, as Tenants by the Entirety, whose mailing address 2569 Surf Road, Panacea, Florida 32346 (hereinafter collectively referred to as "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 Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee the following described real property located in Wakulla County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED.

Subject to Ad Valorem taxes for 2020 and subsequent years; and Covenants, Restrictions and Easements of record, if any, which are not by referenced reimposed, and zoning other governmental restrictions.

Because this conveyance is a distribution to Shareholders for minimum consideration, and the property is unencumbered, only minimum documentary stamps are due.

This deed has been prepared without the benefit of title search or survey, and is intended to convey the public record legal description of the Grantor's property.

Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, except as specifically referenced herein.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the above date.

Signed, sealed and delivered  
in our presence:

C & R FOODS, INC.,  
a Florida corporation

*Christine Burns*

CHRISTINE M. BURNS  
Its President

(seal)

*[Signature]*  
Witness Signature

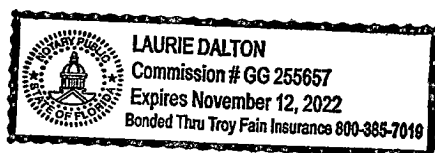
*Marion D Lamb III*  
Witness Print

*Laurie Dalton*  
Witness Signature

*LAURIE DALTON*  
Witness Print

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 14 day of December, 2020 by Christine M. Burns, as President of C & R Foods, Inc., a Florida corporation, by means of ☒ physical presence or ☐ online notarization, and who personally appeared and ☐ who is personally known to me or has ☒ produced a Florida Driver's License as identification and who did not take an oath.



*Laurie Dalton*  
Notary Public

## Exhibit "A"

O.R. BOOK 814 at PAGE 21

### West Tract:

Commence at a concrete monument marking Government Meander corner No. 261, at mean high tide in the North shore of Ochlockonee Bay, and on the West boundary of Section 1, Township 6 South, Range 2 West, Wakulla county, Florida and run thence South 69 degrees 00 minutes 00 seconds East a distance of 502.00 feet to a set 1/2" iron pin with cap LB#732, thence run North 00 degrees 32 minutes 42 seconds East a distance of 290.00 feet to a found axle lying on the South right of way boundary of State Road No. S-372, also lying on a curve concave to the Southwest, thence Southeasterly along said right of way boundary and said curve with a radius of 1911.66 feet, through a central angle of 3 degrees 29 minutes 21 seconds for an arc distance of 121.98 feet (the chord of said arc being South 67 degrees 14 minutes 19 seconds East 121.96 feet) to the Point of Beginning. From said Point of Beginning continue along said right of way boundary and said curve with a radius of 1911.66 feet, through a central angle of 2 degrees 09 minutes 11 seconds for an arc distance of 71.84 feet (the chord of said arc being South 64 degrees 31 minutes 57 seconds East 71.83 feet), thence leaving said right of way boundary and said curve run thence South 12 degrees 02 minutes 03 seconds West a distance of 311.45 feet, thence North 00 degrees 16 minutes 37 seconds West a distance of 22.14 feet, thence North 39 degrees 18 minutes 41 seconds West a distance of 37.81 feet, thence North 00 degrees 43 minutes 29 seconds East a distance of 98.60 feet to a found iron rod and cap #6475, thence North 07 degrees 02 minutes 07 seconds East a distance of 186.91 feet to the Point of Beginning; containing 0.36 acres, more or less.

### East Tract:

Commence at a concrete monument marking Government Meander corner No. 261, at mean high tide in the North Shore of Ochlockonee Bay, and on the West boundary of Section 1, Township 6 South, Range 2 West, Wakulla County, Florida and run thence South 69 degrees 00 minutes 00 seconds East a distance of 502.00 feet to a set 1/2" iron pin with cap LB#732, thence run North 00 degrees 32 minutes 42 seconds East a distance of 290.00 feet to a found axle lying on the South right of way boundary of State Road No. S-372, also lying on a curve concave to the Southwest, thence Southeasterly along said right of way boundary and said curve with a radius of 1911.66 feet, through a central angle of 5 degrees 48 minutes 32 seconds for an arc distance of 193.82 feet (the chord of said arc being South 66 degrees 14 minutes 08 seconds East 193.74 feet) to the Point of Beginning. From said Point of Beginning continue along said right of way boundary and said curve with a radius of 1911.66 feet, through a central angle of 1 degree 40 minutes 57 seconds for an arc distance of 56.13 feet (the chord of said arc being South 62 degrees 36 minutes 53 seconds East 56.13 feet) to a found concrete monument #1254, thence leaving said right of way boundary and said curve run thence South 13 degrees 43 minutes 37 seconds West a distance of 316.45 feet thence North 38 degrees 05 minutes 11 seconds West a distance of 20.08 feet, thence South 75 degrees 25 minutes 22 seconds West a distance of 11.16 feet, thence North 77 degrees 32 minutes 12 seconds West a distance of 16.84 feet, thence North 00 degrees 16 minutes 37 seconds West a distance of 12.00 feet thence North 12 degrees 02 minutes 03 seconds East a distance of 311.45 feet to the Point of Beginning; containing 0.36 acres, more or less.