

**Prepared by and Return to:**

Sarah Raczynski  
MTI Title Insurance Agency, Inc.  
411 Commercial Court, Suite A  
Venice, FL 34292

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID #36-5S-02W-000-03566-001  
File- MFL-2247820  
Consideration Amount \$90,000.00

**TRUSTEE DEED**

This Indenture, Made this **August 30, 2021**, between **Robert D Snyder, individually as a married man, and Robert D. Snyder, as Trustee of the Patricia L. Snyder Trust, under agreement dated November 15, 2011**, whose post office address is: 5004 Brill Point , Tallahassee, FL 32312, hereinafter called the "Grantor"\*, and, **Khoi Nguyen and Thu Dang, husband and wife** whose post office address is: 107 Parkview Drive , Danville, IN 46122, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

Commence at the Northwest corner of Section 36, Township 5 South, Range 2 West, Wakulla County, Florida and run South 00 degrees 25 minutes 50 seconds West 1517.30 feet, thence run South 00 degrees 28 minutes 50 seconds West 643.98 feet, thence run North 18 degrees 21 minutes 00 seconds East 4239.39 feet, thence run South 76 degrees 39 minutes 00 seconds East 972.00 feet, thence run South 33 degrees 09 minutes 00 seconds East 460.25 feet, thence run South 68 degrees 49 minutes 00 seconds East 733.50 feet, thence run South 83 degrees 03 minutes 00 seconds East 264.00 feet to a point lying on a curve concave to the Westerly, thence run Southwesterly along the arc of said curve having a radius of 1860.08 feet, through a central angle of 08 degrees 53 minutes 31 seconds for an arc distance of 288.67 feet, chord being South 03 degrees 45 minutes 45 seconds West 288.38 feet, thence run South 82 degrees 25 minutes 00 seconds East 100.00 feet to a point lying on a curve concave to the Westerly, thence run along the arc of said curve, having a radius of 1960.03 feet, through a central angle of 20 degrees 52 minutes 20 seconds 714.02 feet, chord being South 00 degrees 57 minutes 07 seconds East 710.08 feet, thence run South 09 degrees 29 minutes 03 seconds West along the Easterly right-of-way boundary of Levy Bay Road 373.73 feet to a concrete monument marking a point of curve to the left, having a radius of 905.37 feet, through a central angle of 23 degrees 38 minutes 04 seconds, for an arc distance of 373.46 feet, chord being South 02 degrees 23 minutes 10 seconds East 370.82 feet to an iron rod and cap (marked #7160) marking the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said right-of-way boundary run North 75 degrees 33 minutes 10 seconds East 826.89 feet to a point lying on the approximate mean high water line of Levy Bay, thence run Southeasterly and Southwesterly along said approximate mean high water line as follows; South 09 degrees 03 minutes 21 seconds East 151.06 feet, South 19 degrees 21 minutes 56 seconds East 95.21 feet, South 34 degrees 33 minutes 50 seconds East 54.83 feet, South 10 degrees 27 minutes 37 seconds East 87.91 feet, South 14 degrees 43 minutes 40 seconds West 46.48 feet, South 34 degrees 31 minutes 24 seconds East 39.96 feet, South 82 degrees 36 minutes 18 seconds East 17.87 feet, South 77 degrees 54 minutes 00 seconds East 95.35 feet, thence leaving said approximate mean high water line run South 70 degrees 19 minutes 59 seconds West 553.29 feet to a terra cotta monument, thence run South 19 degrees 39 minutes 53 seconds East 160.06 feet to a concrete monument (marked #1254) lying on the Northeasterly right-of-way boundary of Levy Bay Road, thence run Northwesterly along the arc of a curve concave to the Northeasterly having a radius of 905.37 feet, through a central angle of 52 degrees 59 minutes 37 seconds, for an arc distance of 837.40 feet, chord being North 40 degrees 42 degrees 01 seconds West 807.87 feet to the POINT OF BEGINNING.

**Property Address:** 000 Levy Bay Frontage, Panacea, FL 32346

File #: MFL-2247820

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

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

Subject to easements, restrictions, and covenants of record, and real property taxes for the current year which are prorated.

**Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.**

Unofficial Copy

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

the Patricia L. Snyder Trust, under agreement dated November 15, 2011

By: Robert D. Snyder  
Robert D Snyder, Trustee  
Individually and as Trustee(s)

[Signature]  
Witness #1 Signature  
Jim Brockert  
Witness #1 Print Name

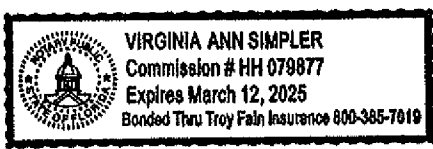
[Signature]  
Witness #2 Signature  
Lucy Bole  
Witness #2 Print Name

State of FLORIDA; County of LEON

The foregoing instrument was acknowledged before me by means of X physical presence or      online notarization, this 26<sup>th</sup> day of AUGUST, 2021 by: Robert D Snyder, Individually and Robert D. Snyder, as Trustee of the Patricia L. Snyder Trust, under agreement dated November 15, 2011, who is/are authorized to execute the forgoing instrument, and is/are personally known by me or who has/have produced:

DRIVER'S LICENSE as identification.

Virginia Ann Simpler  
Notary Public My Commission Expires: March 12, 2025



Official Copy