

THIS INSTRUMENT PREPARED BY AND RETURN TO.
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-069-000-10114-002

_____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 22 day of September, 2021 by **ROBERT H. CARTER, JR., INDIVIDUALLY AND AS TRUSTEE OF THE R. H. AND BEVERLY CARTER REVOCABLE TRUST, DATED NOVEMBER 26, 2019**, herem called the grantor, to **JAMES T. PORTER, JR.**, whose post office address is **115 SUNSET LANE, CRAWFORDVILLE, FL 32327**, 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 TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz .

See Exhibit "A" attached hereto and by reference made a part hereof.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, and hereby 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, 2020

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]
Witness #1 Signature
Jan H Colvin
Witness #1 Printed Name
[Signature]
Witness #2 Signature
Trease Wright
Witness #2 Printed Name

[Signature]
ROBERT H. CARTER, JR. Individually and As Trustee
860 REHWINKLE ROAD, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of (✓) physical presence or () online notarization, this 22 day of September, 2021 by **ROBERT H CARTER, JR** Individually and as Trustee of the R H and Beverly Carter Revocable Trust dated November 26, 2019, who is personally known to me or has produced as identification

SEAL



[Signature]
Notary Public

EXHIBIT " A "

Commence at an old lightwood stake marking the Northwest corner of Lot 69 of the Hartsfield Survey of Lands of Wakulla County, Florida, thence run North 72 degrees 30 minutes East 2114.06 feet to a concrete monument lying on the easterly maintained right-of-way boundary of a public road. (The aforementioned bearing and distance as per plat of survey of an 80 acre tract now owned by Charles Prescott, signed by Fla. Reg. Surveyor #1963, dated 3-6-74.) From said monument run South 03 degrees 13 minutes 03 seconds West along said right-of-way boundary as established by the aforementioned survey 1070.31 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, and leaving said right-of-way boundary, run *** West/North 71 degrees 13 minutes 10 seconds East 313.20 feet, thence run South 03 degrees 13 minutes 03 seconds West 150.0 feet, thence run South 71 degrees 13 minutes 10 seconds West 313.20 feet to a point on the easterly right-of-way boundary of said public road, thence run North 03 degrees 13 minutes 03 seconds East along boundary 150.0 feet to the POINT OF BEGINNING, **containing** , **more or less**, in the North Half of said Lot 69 of the Hartsfield Survey of Lands of Wakulla County, Florida.
Reference: OR 46, PAGE 638 of the Public Records of Wakulla County, Florida.

LESS AND EXCEPT:

Commence at a concrete monument marking the Southwest corner of Lot 70 of the Hartsfield Survey of Lands of Wakulla County, Florida, and thence run North 71 degrees 49 minutes 43 seconds East along the Southerly boundary of said Lot 70, a distance of 2101.42 feet, thence run South 00 degrees 43 minutes 31 seconds East 107.11 feet to a point of curve to the right, thence run Southerly along said curve with a radius of 1374.81 feet, thru a central angle of 04 degrees 14 minutes 34 seconds for an arc distance of 101.81 feet, thence run South 03 degrees 31 minutes 03 seconds West 831.65 feet to a point of curve to the left, thence run Southerly along said curve with a radius of 6715.19 feet, thru a central angle of 00 degrees 16 minutes 05 seconds for an arc distance of 31.42 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue Southerly along said curve with a radius of 6715.19 feet thru a central angle of 01 degrees 16 minutes 43 seconds for arc distance of 149.86 feet, thence run South 70 degrees 45 minutes 10 seconds West 5.15 feet, thence run North 01 degrees 39 minutes 52 seconds East 83.57 feet, thence run North 03 degrees 31 minutes 08 seconds East 66.17 feet, thence run North 70 degrees 45 minutes 10 seconds East 5.50 feet to the POINT OF BEGINNING containing 0.018 of an acre, more or less.