

Prepared By and Return To:

Anchor Title Co.
1516 Capital Circle SE, Unit C1
Tallahassee, FL 32301

Order No.: 2202-028

Property Appraiser's Parcel I.D. (folio) Number:
24-4S-02W-192-02077-22A

WARRANTY DEED

THIS WARRANTY DEED dated March 16, 2022, by Ryan Edmonson and Dallas Edmonson, a married couple, whose post office address is 84 Wildcat Aly, Crawfordville, Florida 32327 (the "Grantor"), to Randy W. Dunlap, a single man, whose post office address is 84 Wildcat Aly, Crawfordville, Florida, 32327 (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 One Hundred Fifty-Five Thousand And No/100 Dollars (\$155,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of WAKULLA, State of Florida, viz:

LOT 22, LAKE ELLEN SUBDIVISION (UNRECORDED)

Commence at a 3 inch round government concrete monument marking the Northwest corner of Lot 90 of the Hartsfield Survey of Lands in Wakulla County, Florida and run North 72 degrees 33 minutes 14 seconds East along the North boundary of said Lot 90 (as monumented) a distance of 1337.34 feet to a 3 inch round concrete monument (marked #2919) marking the POINT OF BEGINNING. From said POINT OF BEGINNING run North 72 degrees 24 minutes 43 seconds East along said North boundary (as monumented) a distance of 263.07 feet to a 5/8 inch re-rod (marked #4261), thence run North 16 degrees 59 minutes 10 seconds West 827.65 feet to a 5/8 inch re-rod (marked #4261), thence run South 72 degrees 39 minutes 29 seconds West 263.07 feet to a 5/8 inch re-rod (marked #4261), thence run South 16 degrees 59 minutes 13 seconds East 827.78 feet to the POINT OF BEGINNING.

LYING and being situate in an unnumbered lot lying North of Lot 90 of the Hartsfield Survey of lands in Wakulla County, Florida.

SUBJECT to a 60 foot wide roadway, and utility easement over and across the Southerly 60 foot thereof.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND REGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

Commence at the Northwest corner of Lot 90 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 72 degrees 33 minutes 14 seconds East 157.16 feet to the Northeasterly right-of-way boundary of Casora Drive for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 72 degrees 57 minutes 46 seconds West 60.06 feet, thence run South 72 degrees 33 minutes 14 seconds West 2035.88 feet to the Northerly right-of-way boundary of said Casora Drive, said point lying on a curve concave to the Southwesterly, thence run Southeasterly along said right-of-way boundary and along said curve with a radius of 556.50 feet thru a central angle of 09 degrees 09 minutes

26 seconds for an arc distance of 88.94 feet, the chord of said arc being South 64 degrees 54 minutes 56 seconds East 88.85 feet to the POINT OF BEGINNING.

TOGETHER WITH that certain 2008 Live Oak Manufactured Home, Serial Number. LOHGA10810201A/B

Subject to easements, restrictions, reservations and limitations of record, if any.

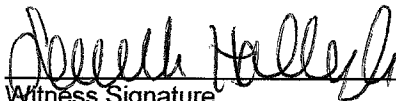
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining

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; that the Grantor hereby fully 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: 2022.

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

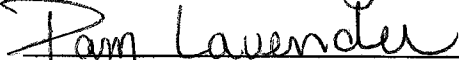
Signed, sealed and delivered in presence of:



Witness Signature



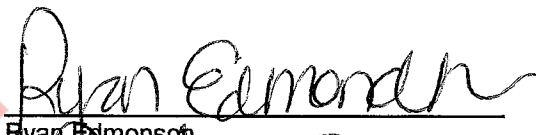
Printed Name of First Witness



Witness Signature



Printed Name of Second Witness



Ryan Edmonson



Dallas Edmonson

Grantor Address:

84 Wildcat Aly
Crawfordville, FL 32327

STATE OF FLORIDA

COUNTY OF Leon

The foregoing instrument was executed and acknowledged before me by means of ☒ Physical Presence or ☐ Online Notarization this 16 day of March, 2020 by Ryan Edmonson and Dallas Edmonson, who is personally known to me or who has produced 16 (type of identification) as identification.

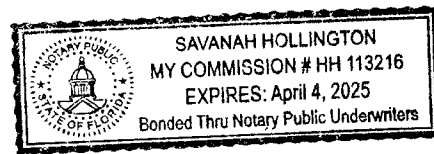
Savannah Hollington

Notary Public

Printed Name: Savannah Hollington

Commission # _____

My Commission Expires: _____



Unofficial Copy