

**Prepared By and Return To:**

Hayward Title Group  
Attn: Sherry Fordham  
36 Ochlockonee Street  
Crawfordville, FL 32327

Order No.: 21C-0438

Property Appraiser's Parcel I.D. (folio) Number:  
04-6S-02W-000-03855-001

**CORRECTIVE WARRANTY DEED**

THIS WARRANTY DEED dated July 14, 2022, by Rita M. Acker, unmarried Surviving Spouse of John D. Anderton, whose post office address is 2905 East 7375 Soth, Cottonwood Heights, Utah 84121, (the "Grantor"), to Joel C. Trexler and Melanie B. Trexler, husband and wife, whose post office address is 1735 Surf Road, Panacea, FL 32346 (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 Three Hundred Ninety-Eight Thousand And No/100 Dollars (\$398,000.00) 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:

**See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.**

Subject property is not the homestead of the Grantor as defined by the laws of the State of Florida.

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: 2020.

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

**THIS INSTRUMENT SERVES TO CORRECT THE LEGAL DESCRIPTION OF THE DEED FILED IN OR BOOK 1225, PAGE 107 TO COMPLY WITH THE BOUNDARY LINE ADJUSTMENT FILED IN OR BOOK 1217, PAGE 642 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.**

Signed, sealed and delivered in presence of:

• [Signature]  
Witness Signature

• Abby Turner  
Printed Name of First Witness

• [Signature]  
Witness Signature

• Shula M. Rivera  
Printed Name of Second Witness


• Rita M. Acker  
Rita M. Acker

STATE OF Utah

COUNTY OF Summit

The foregoing instrument was acknowledged before me by means of physical presence this 11 of July, 2022 by Rita M. Acker, who is/are personally known to me or who produced Drivers License as identification.

• [Signature]  
Notary Public  
(SEAL)

 HILARY DISTEFANO  
NOTARY PUBLIC - STATE OF UTAH  
My Commission Expires March 14, 2023  
COMMISSION NUMBER 705191

Unofficial Copy

## Exhibit A

ADJUSTED PARCEL ID# 04-6S-02W-000-03855-001

Commence at the intersection of the Northerly boundary line of the Northeast quarter of the Northeast quarter of Fractional Section 4, Township 6 South, Range 2 West, Wakulla County, Florida., with the Westerly right of way line of an 80' wide right of way known as County Road #372(Surf Road); thence run along said Westerly right of way line as follows: South 01 degrees 23 minutes 38 seconds East 57.77 feet to a point of curve to the left having a radius of 1950.08 feet; thence run Southeasterly along the arc thru a central angle of 04 degrees 52 minutes 28 seconds for a distance of 165.90 feet, chord of said arc being South 03 degrees 49 minutes 52 seconds East 165.85 feet to a rod and cap, said point being the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING continue along said Westerly right of way line and said curve having a radius of 1950.08 feet, Southeasterly along the arc thru a central angle of 04 degrees 03 minutes 05 seconds for a distance of 137.89 feet, chord of said arc being South 07 degrees 51 minutes 31 seconds East 137.87 feet to a re-bar; thence continue along said curve having a radius of 1950.08 feet Southeasterly along the arc thru a central angle of 00 degrees 47 minutes 34 seconds for a distance of 26.98 feet, chord of said arc being South 10 degrees 40 minutes 18 seconds East 26.98 feet; thence leaving said Westerly right of way line run South 64 degrees 28 minutes 52 seconds West 76.86 feet; thence run South 58 degrees 11 minutes 45 seconds West 72.59 feet; thence run South 69 degrees 41 minutes 53 seconds West 92.90 feet to the approximate edge of a canal; thence run along said approximate edge of canal as follows: North 10 degrees 32 minutes 28 seconds East 10.57 feet; thence run North 40 degrees 29 minutes 23 seconds East 10.10 feet; thence run North 80 degrees 28 minutes 51 seconds East 43.39 feet; thence run North 63 degrees 14 minutes 10 seconds East 21.78 feet; thence run North 55 degrees 28 minutes 22 seconds East 11.48 feet; thence run North 21 degrees 01 minutes 22 seconds East 11.91 feet; thence run North 19 degrees 19 minutes 47 seconds West 12.89 feet; thence run North 48 degrees 28 minutes 18 seconds West 10.62 feet; thence run North 89 degrees 01 minutes 06 seconds West 14.84 feet; thence run South 88 degrees 13 minutes 54 seconds West 19.66 feet; thence run South 80 degrees 41 minutes 54 seconds West 48.49 feet; thence run South 76 degrees 11 minutes 52 seconds West 57.22 feet; thence run North 72 degrees 13 minutes 32 seconds West 41.95 feet; thence run North 62 degrees 14 minutes 22 seconds West 73.30 feet; thence run South 83 degrees 06 minutes 28 seconds West 194.65 feet; thence run South 87 degrees 08 minutes 45 seconds West 237.09 feet to a point lying on the approximate edge of the Sopchoppy River; thence run along said approximate river's edge as follows: North 52 degrees 10 minutes 20 seconds West 105.11 feet; thence run North 32 degrees 08 minutes 29 seconds West 160.95 feet; thence leaving said approximate River's edge run North 89 degrees 45 minutes 22 seconds East 963.52 feet to the POINT OF BEGINNING. Containing 4.06 acres more or less.

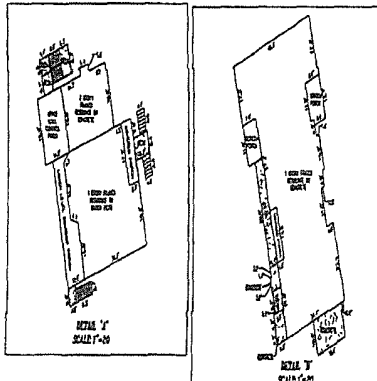
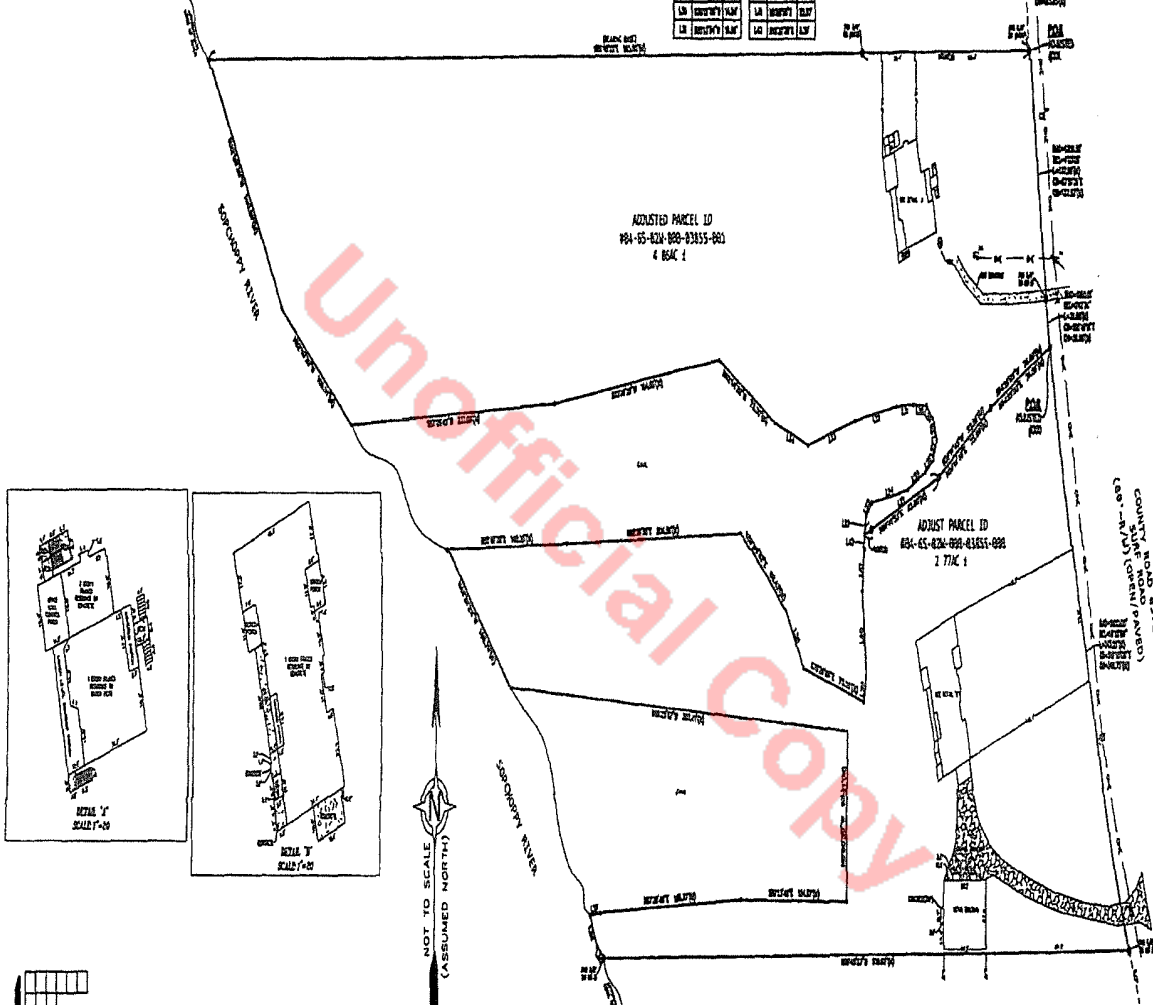
# BOUNDARY LINE ADJUSTMENT PLAT

### NOTES

- No improvements were located in this survey other than those shown herein.
- No underground encroachments, utilities or boundaries were located in this survey.
- All measurements shown herein are Standard U.S. Survey Feet, and decimals thereof.
- An aerial base Flood Insurance Rate Map for Volusia County, Florida, Community-Plan Number 12723C (FIRM C) Date of First Issue September 26, 2014, This Property is located in Zone "X", elevation 10.0.
- The use of this survey is limited to the specific transaction shown herein.
- Subject to survey methods, assessments and modifications of record.
- Adjusting deeds of record were not granted in this deed.
- Other boundary is subject to change due to natural causes and may or may not represent actual location of line of title.

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PLAT OF THE INTERSECTION OF THE BOUNDARY LINE OF THE PART OF THE NE 1/4 OF SECTION 32, T29N, R17E, E1/2, OF THE PUBLIC LANDS, WITH THE WESTLY BOUNDARY LINE OF COUNTY ROAD 3072 (SUNSHINE BOULEVARD)



**EDWIN BROWN & ASSOCIATES**  
**SURVEYORS & MAPPERS**  
 (321) 838-3216 (888) 432-4438 FAX (321) 838-3216  
 P.O. Box 825 1813 Ocala, Florida 32132

The undersigned surveyor has well provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Well noted without the signature and the original record seal of a Florida licensed surveyor and mapper.

WAGE G. BROWN  
 Surveyor & Mapper  
 Florida Certificate No. 5539  
 (B.S. 8475)

JUL 06 2021

- LEGEND**
- CR - CURB OF ROAD
  - RS - RE-SURFACE
  - OS - OFFICIAL RECORDS BOOK
  - CM - CONCRETE MOUND
  - POB - POINT OF BEGINNING
  - PC - POINT OF COMMENCEMENT
  - SP - SET UP POINT MARK
  - SPC - SET UP POINT MARK
  - PT - POINT OF INTERSECTION
  - EL - ELEVATION
  - TM - TEMPORARY MONUMENT
  - 1 - CONCRETE
  - 2 - METAL
  - 3 - RECORDED PLAT
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THIS SURVEY IS LIMITED TO THE BOUNDARY LINE OF THE PART OF THE NE 1/4 OF SECTION 32, T29N, R17E, E1/2, OF THE PUBLIC LANDS, WITH THE WESTLY BOUNDARY LINE OF COUNTY ROAD 3072 (SUNSHINE BOULEVARD). THIS SURVEY HAS BEEN PROVIDED FOR THE SOLE PURPOSE OF THE ABOVE CITED DEEDS AND/OR INSTRUMENTS AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION UNLESS SPECIFICALLY STATED OTHERWISE. THIS SURVEY HAS BEEN PROVIDED FOR THE SOLE PURPOSE OF THE ABOVE CITED DEEDS AND/OR INSTRUMENTS AND IS NOT TO BE USED FOR ANY OTHER TRANSACTION UNLESS SPECIFICALLY STATED OTHERWISE.

PLAT OF BOUNDARY SURVEY PREPARED FOR  
**RITA ACKER**

PREPARED BY  
**EDWIN G. BROWN AND ASSOCIATES, INC.**  
 202 CAMPBELL PKE. P.O. BOX 100 CAMPBELL, FL 32809-2000

SECTION	SECTION 4	SECTION 4
SECTION/PAGE	SECTION 4	SECTION 4
SECTION/PAGE	SECTION 4	SECTION 4
SECTION 1 OF 2	SECTION 4	SECTION 4

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