

Prepared by and Return to  
Richard Bonds  
36 River Terrace  
Sopchoppy FL 32358

Property Appraiser's Parcel I D. 12-5S-03W-040-00960-001

(Space above this line reserved for recording office use only)

### **WARRANTY DEED**

**1. IDENTIFICATION OF GRANTOR.** Grantor's name and address is:

RICHARD L. BONDS, a single man, with an address of 36 River Terrace, Sopchoppy, Florida 32358.

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEE.** Grantee's name and address is:

A LIFE ESTATE to RICHARD L. BONDS and KIMBERLY PAGE EVANS, husband and wife, with an address of 36 River Terrace, Sopchoppy, Florida 32358,

with the REMAINDER interest to

KADENCE M. MARSHALL, a single woman, with an address of 36 River Terrace, Sopchoppy, Florida 32358 and AARON L. BONDS, a single man with an address of 3328 Crawfordville Highway, Crawfordville, Florida 32327.

The word "you" as hereafter used means the Grantees above.

**3. MEANINGS OF TERMS.** The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED.** Property hereby conveyed (the "Real Property") is described as follows:

SEE EXHIBIT "A" attached hereto and made a part of.

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is 12-5S-03W-040-00960-001. 36 River Terrace, Sopchoppy, Florida 32358.

**5. CONSIDERATION.** Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by me from you.

**6. CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, I have granted, bargained and sold the Real Property to RICHARD L. BONDS and KIMBERLY PAGE EVANS for a life estate with the remainder 50% interest to KADENCE M. MARSHALL and 50% interest to AARON L. BONDS.

**7. WARRANTY.** I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever except for covenants, reservations, restrictions and easements of record, if any.


**8. ENHANCED LIFE ESTATE OF RICHARD L. BONDS and KIMBERLY PAGE EVANS.** RICHARD L. BOND and KIMBERLY PAGE EVANS' life estate shall be without any liability for waste, with full power and authority in said life tenant to sell, convey, mortgage, lease

or otherwise dispose of the property described below in fee simple with or without consideration, without joinder by the remaindermen and to retain absolutely any and all proceeds derived therefrom. The life tenant shall also have full power and authority to revoke, amend, divest, replace, change or otherwise alter the designation of the remaindermen without the joinder of the remaindermen.


9.     **EXCEPTIONS.** The conveyance made hereby is made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: property taxes for the current year, any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Wakulla County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.


**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

Signed, Sealed and Delivered in Our Presence:

  
RICHARD L. BONDS - Grantor

8/22/21  
Date

  
Signature, Witness

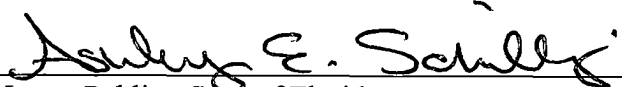
  
Signature, Witness

Rita Strickland  
Printed Name, Witness

Jan R Schilling  
Printed Name, Witness

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me by means of physical presence, this 22<sup>nd</sup> day of August 2021, by RICHARD L. BONDS, who has produced a Florida driver's license as identification.

  
Notary Public - State of Florida



## Exhibit "A"

### Exhibit "A"

Commence at the Northeast corner of Lot 4 of the North Addition to the Town of Sopchoppy, a subdivision as per map or plat thereof recorded in the Public Records of Wakulla County, Florida, and thence run South 69 degrees 05 minutes 06 seconds West 387.26 feet, thence run South 43 degree 17 minutes 30 seconds West 91.91 feet, thence run South 12 degrees 21 minutes 30 seconds East 25.89 feet to the edge of the Sopchoppy River for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 12 degrees 21 minutes 30 seconds West 25.89 feet, thence run North 43 degrees 17 minutes 30 seconds East 91.91 feet, thence run North 69 degrees 05 minutes 06 seconds East 387.26 feet, thence run South 20 degrees 30 minutes East 150.00 feet, thence run South 69 degrees 05 minutes 06 seconds West 370.89 feet to the edge of the Sopchoppy River, thence run Northwesterly along said River's edge 132.32 feet, more or less, to the POINT OF BEGINNING.

The above description contains within its boundaries all of Lots 4 and 14 in the North Addition to the Town of Sopchoppy, Florida, as shown by map or plat of record in the public records of Wakulla County, Florida and 0.32 of an acre adjoining said lots on the Northwest side of Lot 14.

**More** particularly described by survey by James "Thurman" Roddenberry Professional Land Surveyor, dated April 13, 2001, under Job Number 91-084:

Commence at a re-rod (marked #4261) marking the Northeast corner of Lot 4 of the North Addition to the Town of Sopchoppy, a subdivision as per map or plat thereof recorded in Plat Book 1 of the Public Records of Wakulla County, Florida, said point also lying on the Westerly right-of-way boundary of River Terrace and thence leaving said right-of-way boundary run South 69 degrees 05 minutes 06 seconds West 371.76 feet to a concrete monument (marked #2919), thence run South 43 degrees 22 minutes 50 seconds West 91.67 feet to a concrete monument (marked #2919), thence run South 12 degrees 16 minutes 10 seconds East 30.79 feet to the river's edge of Sopchoppy River for the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said river's edge run North 12 degrees 16 minutes 10 seconds West 30.79 feet to a concrete monument (marked #2919), thence run North 43 degrees 22 minutes 50 seconds East 91.67 feet to a concrete monument (marked #2919), thence run North 69 degrees 05 minutes 06 seconds East 371.76 feet to a re-rod (marked #4261) lying on the Westerly right-of-way boundary of River Terrace, thence run South 20 degrees 30 minutes 00 seconds East along said right-of-way boundary 150.06 feet to a concrete monument (marked #2919), thence leaving said right-of-way boundary run South 69 degrees 04 minutes 39 seconds West 370.55 feet to the river's edge of Sopchoppy River, thence run Northwesterly and Southwesterly along said river's edge the following courses: North 54 degrees 16 minutes 26 seconds West 24.85 feet, North 62 degrees 25 minutes 42 seconds West 31.28 feet, North 66 degrees 21 minutes 18 seconds West 37.48 feet, North 83 degrees 33 minutes 48 seconds West 12.74 feet, South 82 degrees 31 minutes 31 seconds West 15.34 feet to the POINT OF BEGINNING.