$419138\ RECORDED\ IN\ THE\ RECORDS\ OF\ Greg\ James,\ Clerk\ of\ the\ Circuit\ Court\ Wakulla\ CO\ FL$ 

BK: 1319 PG: 794-795, Page 1 of 2, 7/7/2023 3:45 PM Deed Doc Stamp: \$0.70

## THIS INSTRUMENT PREPARED BY AND RETURN TO ${\bf KATHRYN\ PLOUFFE}$

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-050-191-09892-B16

Space Above T	his Line For Recording Data
TUZENEW, AN UNMARRIED WOMAN, CRAWFORDVILLE, FL 32327, hereinafter called	whose post office address is 48 NOAH COURT, dithe Grantee.  Intelligent the parties to this instrument and the heirs, legal
and other valuable considerations, receipt whereof	consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars is hereby acknowledged, hereby grants, bargains, sells, aliens, antee all that certain land situate in WAKULLA County, State of
See Exhibit "A" attached hereto and by refer	ence made a part hereof
LEGAL DESCRIPTION IN DEED D. RECORDS BOOK 907, PAGE 825, FLORIDA*	PURPOSE OF CORRECTING THE ERRONEOUS ATED APRIL 10, 2013, RECORDED IN OFFICIAL, PUBLIC RECORDS OF WAKULLA COUNTY, ons of record, if any, not specifically reimposed or extended
•	s and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple	le forever
the grantor has good right and lawful authority to se	e that the grantor is lawfully seized of said land in fee simple, that all and convey said land, and hereby warrants the title to said land as of all persons whomsoever, and that said land is free of all December 31, 2022
IN WITNESS WHEREOF, the said grantor has sig	ned and sealed these presents the day and year first above written
Signed, sealed and delivered in the presence of	6
Witness #1 Signature Witness #1 Printed Name Witness #2 Signature Witness #2 Printed Name	Teari Turney by Stacey Bennett, HER ATTORNEY IN FACT 48 NOAH COURT, CRAWFORDVILLE, FL 32327
STATE OF FLORIDA COUNTY OF WAKULLA	
The foregoing instrument was acknowledged befor notarization, this 29th day of June, 2023 by TUZENEW who is personally known to me or has p	STACEY BENNETT, AS ATTORNEY IN FACT FOR TERRI
SEAL SEAL TARY PUSE STATE OF TARY PUSE STATE P	Notary Public
MY COMMISSION EXPIRES 5-28-2027	Printed Notary Name

419138 BK: 1319 PG: 795-LAST PAGE OF DOCUMENT

## EXHIBIT "A"

Lot 16, WAKULLA RANCHETTES, more particularly described as follows:

Commence at the Southwest corner of Lot 50 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 16 degrees 15 minutes 27 seconds West 147.37 feet to a concrete monument on the Northerly right-of way of U. S. Highway No. 98 (State Road No. 30), thence run North 72 degrees 42 minutes 58 seconds East along said Northerly right of way 1655.47 feet to a point of curve to the right, thence continue along said Northerly right of way and along said curve with a radius of 11591.20 feet thru a central angle of 03 degrees 20 minutes for an arc distance of 674.35 feet, the chord of said arc being North 74 degrees 22 minutes 58 seconds East 674.25 feet, thence run North 76 degrees 02 minutes 58 seconds East alont said Northerly right of way 298.87 feet to the intersection with the Westerly right of way of State Road No. 365, thence run North 03 degrees 16 minutes 07 seconds East along said westerly right of way 1551.04 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 72 degree's 36 minutes 46 seconds West 1180.99 feet, thence run North 16 degrees 15 minures 27 seconds West 302.51 feet, thence run North 72 degrees 36 minutes 46 seconds East 1289.05 feet to the Westerly right of way of said State Road No. 365, thence run South 03 degrees 16 minutes 07 seconds West along said Westerly right of way 323.23 feet to the POINT OF BEGINNING.

## LESS AND EXCEPT THE FOLLOWING:

Commence at the Southwest corner of Lot 50 of the Hartsfield Survey of Lands in Waltulla County, Florida, and thence run North 16 degrees 15 minutes 27 seconds West 147.37 leet to the Northerly right-of-way boundary of U.S. Highway No. 98, thence run North 72 degrees 42 minutes 58 seconds East along said right-of-way boundary 1655.47 feet to a point of curve to the right, thence run Northeasterly along said curve with a radius of 11591.20 feet thru a central angle 03 degrees 20 minutes 00 seconds for an arc distance of 674.35 feet, thence run North 76 degrees 02 minutes 58 seconds East along said right-of-way boundary 298.87 feet to the intersection with the Westerly right-of-way boundary of State Road No. 365, thence run North 03 degrees 16 minutes 07 seconds East along said Westerly right-of-way boundary 1551.04 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING therize run South 72 degrees 36 minutes 46 seconds West 1180.99 feet to a concrete monument, thence run North 16 degrees 15 minutes 30 seconds West 302.51 feet to a concrete monument, thence run North 72 degrees 3,5 minutes 46 seconds East 404.01 feet, thence run South 1,6 degrees 15 minutes 30 seconds East 284.51 feet, thence run North 72 degrees 36 minutes 46 seconds East 783.41 feet to the Westerly right-of-way boundary of said State Road No. 365, thence run South 03 degrees 16 minutes 07 seconds West along said right-of-way boundary 19.24 feet to the POINT OF BEGINNING containing 3.13 acres, more or less.