

This instrument Prepared by and return to:

Name: W.Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2023-3173CA

Parcel I.D. No.: 00-00-121-080-11984-000

____ SPACE ABOVE THIS LINE FOR PROCESSING DATA _____ SPACE ABOVE THIS LINE FOR RECORDING DATA _____

THIS WARRANTY DEED Made the **21st day of November, 2023**, by **DOROTHY J. EDRINGTON F/K/A DOROTHY J. MORIARTY and JOHN EDRINGTON, wife and husband**, hereinafter called the grantor(s), to **CHRISTOPHER J VAN ASTEN and HALLEY S VAN ASTEN, husband and wife**, whose post office address is **5354 PEMBRIDGE PLACE, Tallahassee, FL 32309** hereinafter called the grantee(s):

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Wakulla County, State of Florida**, viz:

LOT NUMBER THREE (3) IN BLOCK "A", UNIT NO. 1 OF SHELL POINT BEACH, A SUBDIVISION IN LOT 121 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AS SHOWN BY PLAT OF SAID SUBDIVISION OF RECORD ON PAGE 24 OF PLAT BOOK NUMBER ONE (1) OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

ALSO THE FOLLOWING:

A PART OF LOT 2, BLOCK "A", UNIT NO. 1 OF SHELL POINT BEACH, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 2, BLOCK "A", UNIT NO. 1 OF SHELL POINT BEACH, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 24, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, RUN NORTH 72 DEGREES 45 MINUTES EAST ALONG THE NORTH BOUNDARY OF SAID BLOCK "A" AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF SHELL POINT DRIVE A DISTANCE OF 8.00 FEET, THENCE RUN SOUTH 17 DEGREES 15 MINUTES EAST 150.00 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE OF APALACHEE BAY, THENCE RUN SOUTH 72 DEGREES 45 MINUTES WEST ALONG SAID APPROXIMATE MEAN HIGH WATER LINE 8.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, THENCE RUN NORTH 17 DEGREES 15 MINUTES WEST ALONG THE WEST BOUNDARY OF SAID LOT 2 150.00 FEET TO THE POINT OF BEGINNING., SITUATE, LYING AND BEING IN LOT 121 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

TOGETHER WITH

ALL THAT CERTAIN LAND LYING TO THE NORTH OF LOT NO. 3 IN BLOCK "A", UNIT NO. 1 OF SHELL POINT BEACH A SUBDIVISION IN LOT NO. 121 OF HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AS SHOWN BY PLAT OF SAID

SUBDIVISION OF RECORD ON PAGE 24 OF PLAT BOOK NO. 1 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, THE BOUNDARIES OF WHICH ARE AS FOLLOWS:

1. EASTERLY AND WESTERLY BOUNDARIES FORMED BY EXTENDING THE EASTERLY AND WESTERLY BOUNDARIES, RESPECTIVELY, OF SAID LOT NO. 3, IN BLOCK, "A", UNIT NO. 1 OF SHELL POINT BEACH, IN A NORTHERLY DIRECTION UNTIL SAID BOUNDARIES INTERSECT WITH THE MEAN HIGH-TIDE LINE OF THE NAVIGABLE CHANNEL SITUATE IMMEDIATELY TO THE NORTH OF THE HEREIN CONVEYED PROPERTY.

2. NORTHERLY BOUNDARY FORMED BY THE MEAN HIGH TIDE LINE OF THE NAVIGABLE CHANNEL SITUATE IMMEDIATELY TO THE NORTH OF THE HEREIN CONVEYED PROPERTY.

3. SOUTHERLY BOUNDARY LINE FORMED BY THE NORTHERLY RIGHT-OF-WAY LINE OF THAT CERTAIN COUNTY ROAD SITUATE IMMEDIATELY NORTH OF SAID LOT NO. 3 IN BLOCK "A", UNIT NO. 1 OF SHELL POINT BEACH.

Subject to taxes for the year 2023 and subsequent years, restrictions, reservations, covenants and easements 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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2022.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Seanette Harris
Signature

Seanette Harris
Printed Signature

Natalie R. Gaymon
Signature

Natalie R. Gaymon
Printed Signature

Dorothy J. Edrington
Daniel James Moriarty
AS ATTORNEY IN FACT

DOROTHY J. EDRINGTON
BY DANIEL JAMES MORIARTY
AS ATTORNEY IN FACT

John Edrington
JOHN EDRINGTON

Address: 710 S. HANLEY RD, UNIT 6-D
Saint Louis, MO 63105

STATE OF FLORIDA
COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared DANIEL JAMES MORIARTY AS ATTORNEY IN FACT FOR DOROTHY J. EDRINGTON and JOHN EDRINGTON known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same. The Grantor(s) () is personally known to me; or ☒ produced

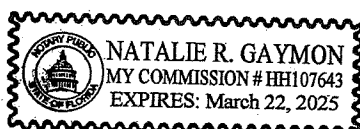
Florida ID Card + MO DL as identification: The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization.

Witness my hand and official seal in the County and State last aforesaid this 24th day of October, A.D. 2023

/_____
Notary Public Rubber Stamp Seal

Natalie R. Gaymon
Notary Signature:

Natalie R. Gaymon
Printed Notary Signature



MY COMMISSION EXPIRES: 03/22/2025

Unofficial Copy