

727

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

This Warranty Deed Made the 15th day of July A. D. 1988 by

HOMER TAYLOR and KATIE G. TAYLOR, his wife

hereinafter called the grantor, to

JOHN T. GRAHAM and LUCILE P. GRAHAM, husband and wife

whose postoffice address is P. O. Box 367, Sopchoppy, FL 32358
hereinafter called 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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, viz:

See Exhibit "A" attached hereto and made a part hereof.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

Documentary Stamps Paid \$ 298.10
Date 7-28-88 Wakulla County,
Florida. Beatrice Dugger, Clerk of Circuit
Court.
Elsie S. Linton
Deputy Clerk

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 December 31, 1987.

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

Signed, sealed and delivered in our presence:

Nancy C. Bocher
Brian J. Plant

Homer Taylor
HOMER TAYLOR
Katie G. Taylor
KATIE G. TAYLOR

L.S.

L.S.

STATE OF FLORIDA
COUNTY OF WAKULLA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

HOMER TAYLOR and KATIE G. TAYLOR, his wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of July, A. D. 1988.

Brian J. Plant
Notary Public, State of Florida
Brian J. Plant, Wakulla Title Company, Inc.
P. O. Box 1022, Crawfordville, Fl. 32327

SPACE BELOW FOR RECORDERS USE

75250

CLERK OF CIRCUIT COURT
WAKULLA COUNTY, FLORIDA

1988 JUL 28 PM 2:37
BEATRICE DUGGER

RECORDED
AT 2:37 PM

REF: 143 PAGE 345

127

EXHIBIT "A"

LOT # 1, BLOCK "C" OF RIVERBEND ESTATES (AN UNRECORDED SUBDIVISION)

Commence at the Northeast corner of Section 3, Township 6 South, Range 2 West, WAKULLA COUNTY, FLORIDA, and run South 00 degrees 01 minutes 22 seconds East 3373.61 feet along the East boundary line of Section 3 to a point, said point being the intersection of the East boundary line of Section 3 and the South right-of-way line of State Road #372, thence North 85 degrees 20 minutes 00 seconds West 662.36 feet along said South right-of-way line to a point, thence leaving aforementioned right-of-way, run South 12 degrees 29 minutes 02 seconds East 475.61 feet to a point, thence South 61 degrees 12 minutes 27 seconds West 216.88 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence South 06 degrees 25 minutes 57 seconds East 193.53 feet to a point on the right-of-way line of a 50.00 foot road, thence South 60 degrees 31 minutes 29 seconds West 118.11 feet along said North right-of-way line to a point, said point being the intersection of the North right-of-way line of a 50.00 foot road and the East right-of-way line of a 50.00 foot road, thence North 04 degrees 00 minutes 36 seconds West 198.68 feet along the East right-of-way line of a 50.00 foot road to a point, thence leaving said right-of-way line run North 61 degrees 12 minutes 27 seconds East 108.44 feet to the POINT OF BEGINNING, containing 0.50 of an acre, more or less.

Unofficial Copy