

WARRANTY DEED

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WILLIAM T. GAUPIN, HOWARD C. HUFF, JOHN E. LEFFLER,  
RONALD PULLIAM and JAMES F. SCHRADER, the Grantors, in consideration  
of the sum of TEN DOLLARS and other valuable consideration received  
from MARSH HARBOR MARINA, INC., a Florida corporation, the Grantee,  
of Route 2, Box 4391, Crawfordville, FL 32327, hereby, on this  
17<sup>th</sup> day of October, 1988, conveys to the Grantee the real  
property in Wakulla County, Florida, described as:

Commence at the Southwest corner of Lot 117 of the  
Hartsfield Survey of lands in Wakulla County, Florida,  
and thence run South 17 degrees 13 minutes East 4104.70  
feet to an old concrete monument, thence run North  
80 degrees 03 minutes East (bearing base) 299.49 feet  
to an old concrete monument marking the intersection  
of the Easterly boundary of the 66.00 foot right-of-way  
of State Road No. S-367 with the Southerly boundary  
of the St. Marks National Wildlife Refuge, said concrete  
monument lying on a curve concave to the southwesterly,  
thence run Southeasterly along said Easterly right-of-way  
boundary and along said curve with a radius of 1179.28  
feet, thru a central angle of 06 degrees 24 minutes  
23 seconds, for an arc distance of 131.86 feet (the  
chord of said arc being South 08 degrees 44 minutes  
31 seconds East 131.79 feet), thence run South 05  
degrees 32 minutes 26 seconds East along said Easterly  
right-of-way boundary 105.70 feet to an old concrete  
monument marking the Northwest corner of property  
described in Official Record Book 24, Page 682, of  
the Public Records of Wakulla County, Florida, thence  
leaving said Easterly right-of-way boundary run North  
83 degrees 40 minutes 38 seconds East along the North  
boundary of said property 295.15 feet to the Northeast  
corner of said property, thence run South 04 degrees  
04 minutes 22 seconds East along the East boundary  
of said property 465.59 feet to an old concrete monument  
marking the Southeast corner of said property, thence  
run South 80 degrees 51 minutes 38 seconds West along  
the South boundary of said property 173.08 feet to  
an old concrete monument marking the Southwest corner  
of said property, said concrete monument being on  
the Easterly boundary of the 66.00 foot right-of-way  
of said State Road No. S-367, thence run South 27  
degrees 02 minutes 26 seconds East along said Easterly  
right-of-way boundary 170.03 feet, thence leaving  
said Easterly right-of-way boundary run North 87 degrees  
35 minutes 35 seconds East 876.48 feet to a concrete  
monument on the Northerly bank of a canal for the  
POINT OF BEGINNING. From said POINT OF BEGINNING  
run thence North 86 degrees 24 minutes 34 seconds  
East along the Northerly bank of said canal 50.00  
feet, thence run North 11 degrees 51 minutes 50 seconds  
West 200.00 feet, thence run North 86 degrees 24 minutes  
34 seconds East 100.00 feet, thence run South 11 degrees  
51 minutes 50 seconds East 200.00 feet to the Northerly  
boundary of said canal, thence run North 86 degrees  
24 minutes 34 seconds East along said canal 897.00  
feet, thence run North 69 degrees 51 minutes 46 seconds  
East along said canal 403.00 feet, thence run South  
11 degrees 51 minutes 50 seconds East 97.31 feet to

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the approximate center of said canal, thence run North 72 degrees 47 minutes 34 seconds East along the center of said canal 372.39 feet, thence run South 00 degrees 10 minutes 24 seconds West along the approximate center of said canal 430.18 feet, thence run South 46 degrees 48 minutes 13 seconds East 193.37 feet to the bank of Walker Creek and the Westerly edge of The Island Club, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 49, of the Public Records of Wakulla County, Florida, thence run along said subdivision boundary as follows: North 19 degrees 22 minutes 44 seconds West 187.87 feet, thence North 14 degrees 05 minutes 59 seconds East 77.41 feet, thence North 06 degrees 19 minutes 29 seconds West 172.10 feet, thence South 80 degrees 36 minutes 32 seconds East 472.49 feet, thence North 03 degrees 10 minutes 49 seconds East 142.00 feet, thence North 05 degrees 15 minutes 09 seconds West 7.97 feet to the Southerly boundary of The Island Club, Unit 2, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 56, of the Public Records of Wakulla County, Florida, thence leaving the boundary of said Island Club run along the boundary of said Island Club, Unit 2, as follows: North 80 degrees 07 minutes 51 seconds West 585.74 feet, thence South 85 degrees 50 minutes 45 seconds West 113.56 feet, thence North 25 degrees 12 minutes 38 seconds West 56.51 feet, thence North 66 degrees 04 minutes 25 seconds East 6.02 feet, thence North 54 degrees 13 minutes 07 seconds East 74.24 feet, thence South 84 degrees 43 minutes 53 seconds East 192.86 feet, thence South 80 degrees 17 minutes 41 seconds East 455.32 feet, thence leaving the boundary of The Island Club, Unit 2, run North 05 degrees 15 minutes 09 seconds West along the West boundary of said Island Club 171.51 feet, thence run North 79 degrees 34 minutes 41 seconds West 622.33 feet, thence run South 72 degrees 47 minutes 34 seconds West 349.29 feet, thence run South 69 degrees 51 minutes 46 seconds West 403.00 feet, thence run South 86 degrees 24 minutes 34 seconds West 1047.00 feet, thence run South 11 degrees 51 minutes 50 seconds East 250.00 feet to the POINT OF BEGINNING containing 15.17 acres, more or less, situate, lying and being in Lot 121 of the Hartsfield Survey of Lands in Wakulla County, Florida.

and covenant that the property is free of all encumbrances, that lawful seisin of and good right to convey that property are vested in the Grantors, and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, except as to taxes for the year 1988 and all subsequent years, and any restrictive covenants of record which specifically are not reimposed or extended hereby.

Signed in the presence of:

Janis W. Piotrowski  
Elizabeth M. Simmons

William T. Gaupin (SEAL)  
WILLIAM T. GAUPIN  
Howard C. Huff by his atty  
in fact (SEAL)  
HOWARD C. HUFF

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REC.

Janis M Piotrowski  
Elizabeth M Sundora

*John E. Leffler, by his atty*  
*in fact, [Signature]* (SEAL)  
JOHN E. LEFFLER  
*Ronald Pulliam, by his atty*  
*in fact, [Signature]* (SEAL)  
RONALD PULLIAM  
*James F. Schrader, by his atty*  
*in fact, [Signature]* (SEAL)  
JAMES F. SCHRADER

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 1988, by WILLIAM T. GAUPIN, individually, and as attorney in fact for Howard C. Huff, John E. Leffler, Ronald Pulliam and James F. Schrader, under a Power of Attorney recorded in O. R. Bok 97, Page 347, public records of Wakulla County, Florida.

~~Notary Public~~

W. DEXTER DOUGLASS  
DOUGLASS, COOPER, COPPINS & POWELL  
Post Office Box 1674  
Tallahassee, FL 32302-1674



**JANIS W. PIOTROWSKI**  
My Comm. expires July 21, 1992  
Bonded thru Notary Public Underwriters

Documentary Stamps Paid \$ .55  
 Date 11-23-88 Wakulla County,  
 Florida. Booklice Dugger, Clerk of Circuit  
 Court.  
 By Elsie J. Linton  
 Deputy Clerk

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