

DOC. \_\_\_\_\_  
SJR. \_\_\_\_\_  
REC. \_\_\_\_\_

## WARRANTY DEED

(Statutory - Sec. 689.02 F.S.)

This instrument was prepared by:

This instrument was prepared by  
WOODLANDS TITLE COMPANY, INC. of  
P.O. Box 726  
Crawfordville, Florida 32327  
Incident to the issuance of a title  
insurance contract.

STATE OF FLORIDA  
COUNTY OF Wakulla

KNOW ALL MEN BY THESE PRESENTS: That

Ernest L. Causseaux and Carol C. Causseaux, his wife

, Grantor\*,

for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto

D. David Sessions and Leslie P. Kitching, his wife and William Lester

Kitching and Pamela Kitching, his wife

, Grantee\*

Address: 2552 NE Capital Cir Tallahassee, Florida 32308

grantee's heirs, executors, administrators and assigns, forever, the following described property, situate, lying and being in the County of Wakulla, State of Florida, to-wit:

See attached Exhibit "A" for legal description, made a part hereof.

Subject to easements, restrictions and reservations of record, if any.

Documentary Stamps Paid \$ 71.50  
Date 12/28/90, Wakulla County,  
Florida. J. Harold Thurmond, Clerk of  
Circuit Court.

By [Signature]

Deputy Clerk

897726

RECORDED  
AT THE CLERK'S OFFICE  
90 DEC 28 AM 9:43  
J. HAROLD THURMOND  
CLERK OF CIRCUIT COURT  
WAKULLA COUNTY FLORIDA

and said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

\*Wherever used herein, the term "grantee/grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders.

December 21, 1990

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on

Signed, sealed and delivered  
in the presence of:

[Signature]  
Patricia Far

[Signature] (SEAL)  
Ernest L. Causseaux

[Signature] (SEAL)  
Carol C. Causseaux

(SEAL)

(SEAL)

STATE OF Florida  
COUNTY OF Wakulla

Before me the subscriber personally appeared

Ernest L. Causseaux and  
Carol C. Causseaux, his  
wife

known to me, and known to me to be the individual described by said name in and who executed the foregoing instrument and acknowledged that, as grantor, executed the same for the uses and purposes therein set forth.

Given under my hand and seal on

12/24/90, 1990

(SEAL)

RTC-106

Notary Public

My Commission Expires

Notary Public of Florida

My Commission Expires Nov. 3, 1993

Red Trust Insurance Co.

111. 172 PAGE 806  
REC.

Exhibit A

Commence at a government concrete monument marking the Southeast corner of Section 14, Township 5 South, Range 3 West, Wakulla County, Florida, and thence run North 00 degrees 11 minutes 35 seconds East along the East boundary of said Section 14, a distance of 798.81 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 11 minutes 35 seconds East along said East boundary 266.28 feet, thence run West 1680.78 feet to the Easterly edge of the Sopchoppy River, thence run along said River's edge as follows: South 37 degrees 21 minutes 20 seconds East 22.04 feet, thence South 46 degrees 23 minutes 15 seconds East 149.79 feet, thence South 64 degrees 12 minutes 10 seconds East 132.35 feet, thence South 86 degrees 31 minutes 38 seconds East 124.91 feet, thence South 70 degrees 22 minutes 13 seconds East 115.78 feet, thence South 74 degrees 54 minutes 17 seconds East 84.31 feet, thence South 53 degrees 00 minutes 27 seconds East 32.28 feet, thence leaving said River's edge run East 1097.99 feet to the POINT OF BEGINNING, containing 8.95 acres, more or less.

SUBJECT TO an access easement over and across the Easterly 30.00 feet thereof.


TOGETHER with a right to use that certain Easement from Norman C. Evans to J. H. Hudson Estate, dated Feb. 25, 1988 and recorded in Official Record Book 138 page 15 of the public records of Wakulla County, Florida and recently surveyed by Edwin Brown and Associates, Inc. and described as follows: Begin at a government concrete monument marking the Northeast corner of Section 23, Township 5 South, Range 3 West, Wakulla County, Florida, and thence run South 00 degrees 11 minutes 35 seconds West along the East boundary of said Section 23, a distance of 20.00 feet to the Northerly right-of-way boundary of a county graded road, thence run North 89 degrees 27 minutes 31 seconds West along said right-of-way boundary 30.00 feet, thence run North 00 degrees 11 minutes 35 seconds East 20 feet to the North boundary of said Section 23, thence run South 89 degrees 27 minutes 31 seconds East along said North boundary 30.00 feet to the POINT OF BEGINNING containing 0.01 of an acre, more or less.

AND AN EASEMENT for ingress and egress is hereby given upon the following described lands: Commence at a Government concrete monument marking the Southeast corner of Section 14, Township 5 South, Range 3 West, Wakulla County, Florida, and thence run North 00 degrees 11 minutes 35 seconds East along the East boundary of said Section 14, a distance of 1100.50 feet to the Point of Beginning. From said Point of Beginning run East 20 feet, thence run North 00 degrees 11 minutes 35 seconds East 272.50 feet, thence run West 20 feet, thence run South 00 degrees 11 minutes 35 seconds West along the East boundary of said Section 14 a distance of 272.50 feet to the Point of Beginning, and containing .125 of an acre, more or less and being in Section 13, T 5 S, R 3 W.

TOGETHER with an access easement for ingress and egress described as follows: Begin at a government concrete monument marking the Southeast corner of Section 14, Township 5 South, Range 3 West, Wakulla County, Florida, and thence run North 00 degrees 11 minutes 35 seconds East along the East boundary of said Section 14, a distance of 1130.50 feet, thence run West 30 feet thence run South 00 degrees 11 minutes 35 seconds West 1130.50 thence run East 30 feet to the POINT OF BEGINNING.

December 21, 1990

  
Ernest L. Causseaux

  
Carol C. Causseaux