

Return to:
Name Thelma M. Bauer
Address 1305 Lake Francis Dr
Apopka, Fla. 32712

This instrument was prepared by:
Name A. L. PORTER
Address P. O. Box 176
No. 1, Ochlocknee St.
CRAWFORDVILLE, FLORIDA 32327

Grantee S.S. No. _____
Name _____

Grantee S.S. No. _____
Name _____

Documentary Stamps Paid \$ 1.60
Date 7-6-92
By Florida, J. Harold Thurmond, Clerk of Circuit Court
Deputy Clerk

100715

RECORDED

92 JUL -6 PM 4:24

CLERK OF CIRCUIT COURT
WAKULLA COUNTY, FLORIDA

Property Appraiser's

Parcel Identification No. _____

WARRANTY DEED (STATUTORY FORM — SECTION 689.02, F.S.)

This Indenture, made this 6th day of July 1992, Between

BEATRICE CARTER, surviving widow of Elie Carter, deceased

whose post office address is Crawfordville, Florida
of the County of Wakulla, State of Florida, grantor*, and

THELMA M. BAUER and DOUGLAS S. BAUER, her husband

whose post office address is 1305 Lake Francis Drive, Apopka, Florida 32712
of the County of Orange, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of _____ Dollars,
love and affection from mother to child
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Wakulla County, Florida, to-wit:

Commence from a nail and cap (marked 2919) marking the Northwest corner of the Northeast quarter of Section 25, Township 4 South, Range 2 West, Wakulla County, Florida and proceed East along the North boundary of said Section 25 a distance of 957.65 feet to an old iron pipe, thence run North 89 degrees 23 minutes 24 seconds East along the said North boundary a distance of 765.83 feet to a concrete monument on the Westerly right-of-way boundary of U.S. Highway No. 319, thence run South 12 degrees 14 minutes 23 seconds East along said Westerly right-of-way boundary 1015.25 feet to a concrete monument (RLS 4261) marking the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 12 degrees 14 minutes 23 seconds East along said Westerly right-of-way boundary 117.61 feet to a concrete monument (RLS 2919), thence run South 89 degrees 51 minutes 44 seconds West 395.32 feet to a concrete monument (RLS 2919), thence run South 00 degrees 05 minutes 43 seconds East 208.91 feet to a concrete monument (RLS 2919), thence run South 89 degrees 58 minutes 18 seconds West 615.07 feet to a concrete monument (RLS 2919), thence run North 00 degrees 05 minutes 41 seconds East 324.90 feet to a concrete monument (RLS 4261), thence run North 89 degrees 59 minutes 18 seconds East 984.57 feet to the POINT OF BEGINNING, containing 5.60 acres, more or less.

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

A. L. Porter
Printed or typed name: A. L. Porter

Cheryll E. Olah
Printed or typed name: Cheryll E. Olah

Beatrice Carter (Seal)
Printed or typed name: Beatrice Carter

Printed or typed name: _____

STATE OF FLORIDA,
COUNTY OF WAKULLA.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
Beatrice Carter

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that
she executed the same. Signing party known to notary & no ID or oath taken.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of July

My commission expires:

Notary Public, State of Florida
My Commission Expires Nov. 20, 1992
221-761-1801 (rev. 12/80)
Bonded thru Troy Pain - Insurance Inc.

Printed for Attorneys' Title Insurance Fund, Inc., Orlando, Florida

A. L. Porter
Notary Public
Printed, typed or stamped name:

Comm. No. AA613768

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DSI Data Supply, Inc. Orlando, FL P 712 N

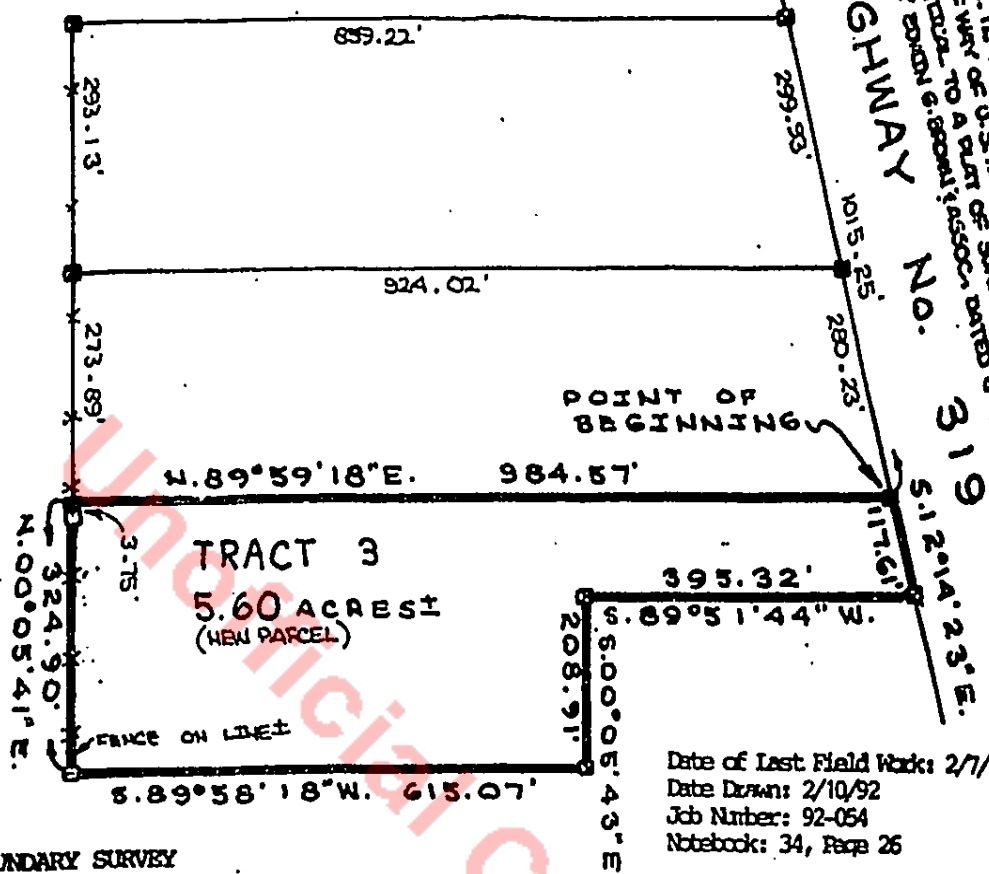
POINT OF COMMENCEMENT-FOUND NATL. CAP(MARKED # 2919)
MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 4 SOUTH, RANGE 2 WEST WAKULLA COUNTY, FLORIDA

EAST 957.65' N. 89°23'24"E. 768.83' FOUND OLD IRON PIPE
NORTH BOUNDARY OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 2 WEST

FOUND OLD CONCRETE MONUMENT

ASSUMED NORTH
SCALE: 1"=200'

LEGEND
■ SET 4"x4" CONCRETE MONUMENT MARKED #4261
□ FOUND CONCRETE MONUMENT MARKED # 2919
○ FOUND OLD CONCRETE MONUMENT



PREPARED BY:

JAMES THOMAS RODDENBERRY
PROFESSIONAL LAND SURVEYOR
P.O. BOX 418 (1st. Street)
Sebring, Florida 33858
PH: 904-962-2538

PLAT OF BOUNDARY SURVEY
FOR
HIRAM CARTER

Date of Last Field Work: 2/7/92
Date Drawn: 2/10/92
Job Number: 92-054
Notebook: 34, Page 26

- NOTES:
1. Survey Source: Deed of Record, special instructions as per client and a field survey performed by the undersigned surveyor.
 2. Bearing Reference: Westerly right-of-way boundary of U.S. Highway No. 319 assumed 12 degrees 14 minutes 23 seconds East as per plat of survey of adjacent property prepared by Edwin G. Brown and Associates, dated August 13, 1986.
 3. No improvements have been located in this survey except as shown.
 4. No visible encroachments were located in this survey except as shown.
 5. See attached sheet for legal description.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

CERTIFICATE: I hereby certify that this is a true and correct representation of the property shown hereon and that this survey meets the minimum technical standards for land surveying (Chapter 21-HH-6, Florida Administrative Code).

JAMES T. RODDENBERRY
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO: 4261

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