

# Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

CRAWFORDVILLE, FLORIDA 32327

This Indenture, Made this 17th day of February 1994, Between  
MYRTLE R. LANGSTON, a single woman and J.A. RODDENBERRY, a married man,

of the County of WAKULLA, State of FLORIDA, grantor\*, and

OSCAR NICHOLS, a single man

whose post office address is Rt. 1 Box 207, Sopchoppy,

of the County of WAKULLA, State of FLORIDA, grantee\*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten ( 10.00) Dollars

Dollars,  
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:

See legal description attached hereto and made a part hereof. Access  
to said tract is by County Road.

This is not the homestead of said grantors.

Documentary Tax Pd. \$26.60  
\$ Intangible Tax Pd.  
J. Harold Thurmond Clerk, Wakulla County  
By [Signature] Deputy Clerk

113262

RECORDED  
AT TIME & DATE NOTED  
94 FEB 18 AM 11:36  
J. HAROLD THURMOND  
CLERK CIRCUIT COURT  
WAKULLA COUNTY FLORIDA

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:

[Signature]  
[Signature]  
[Signature]

[Signature] (Seal)  
Myrtle R. Langston  
[Signature] (Seal)  
J.A. Roddenberry (Seal)

Witness for both signature \_\_\_\_\_ (Seal)

STATE OF FLORIDA  
COUNTY OF WAKULLA.

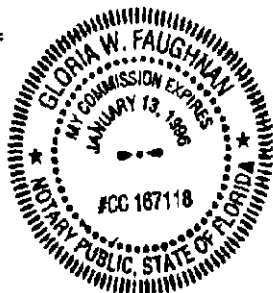
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

Myrtle R. Langston and J.A. Roddenberry

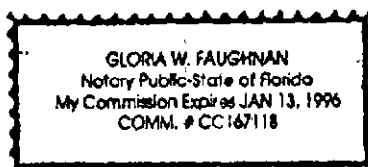
to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that  
they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of February  
1994.

My commission expires:



[Signature]  
Notary Public



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**James "Thurman" Roddenberry**

Professional Land Surveyor

Post Office Box 418

Sopchoppy, Florida 32358-0418

(904) 962-2538

January 21, 1993

Legal Description of a 5.18 Acre Tract  
Certified To  
J.A. Roddenberry,  
Myrtle Langston

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

Begin at a re-bar marking the Southeast corner of Section 4, Township 5 South, Range 2 West, Wakulla County, Florida and proceed North 02 degrees 15 minutes 33 seconds West along the East boundary of said Section 4, a distance of 199.60 feet to a re-rod and cap (marked #4261) on the South boundary of a 5 acre tract of land, thence run South 87 degrees 38 minutes 42 seconds West along South boundary of said five acre tract 466.70 feet to a re-rod and cap (marked #4261), thence run North 02 degrees 15 minutes 33 seconds West along the West boundary of said five acre tract 88.62 feet to a re-rod and cap (marked #4261), thence run South 87 degrees 38 minutes 42 seconds West 453.26 feet to a re-rod and cap (marked #4261), thence run South 289.41 feet to a re-rod and cap (marked #4261) on the South boundary of said Section 4, thence run North 87 degrees 35 minutes 14 seconds East along said South boundary 931.37 feet to the POINT OF BEGINNING containing 5.18 acres, more or less.

SAID LANDS above described being the same lands as described in Official Records Book 112 Page 316 of the Public Records of Wakulla County, Florida.

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.



JAMES T. RODDENBERRY  
Registered Land Surveyor  
Florida Certificate No: 4261

91-095

Revised: 2/14/94

