

SPECIAL WARRANTY DEED

This Special Warranty Deed made on this 3rd day of March, 1994, by **PINE LEAF INVESTMENT COMPANY**, a dissolved corporation, by **JAMES A. STEPHENS**, as its sole Trustee, of Post Office Box 858, Quincy, FL 32351 as Grantor, to **WALTER PARRAMORE DURRANCE** of Route 1, Box 288, Sopchoppy, FL 32358, as Grantee.

WHEREAS, PINE LEAF INVESTMENT COMPANY received title to the real property located in Wakulla County, Florida, and more particularly described on attached Exhibit "A" (referred to herein as the "real property"), by Deed recorded in OR Book 67, Page 428 of the Public Records of Wakulla County, Florida; and

WHEREAS, on February 8, 1979, PINE LEAF INVESTMENT COMPANY, entered into an unrecorded Agreement with WALTER PARRAMORE DURRANCE for the purchase of the real property from PINE LEAF INVESTMENT COMPANY by WALTER PARRAMORE DURRANCE, which Agreement has been satisfied in full; and

WHEREAS, by this Deed Grantor is conveying all of its right, title, and interest to the real property to WALTER PARRAMORE DURRANCE; and

WHEREAS, Grantor desires to convey its interest in the real property described in this instrument.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, Grantor grants and conveys to Grantee, its interest in that real property located in Wakulla County, Florida, and more particularly described on attached Exhibit "A," which is incorporated in and made a part hereof.

THIS INSTRUMENT PREPARED BY:
ROBERT D. MENDELSON, ESQUIRE
Post Office Box 1855
Tallahassee, FL 32302

TRANS NUM:00113583
DOC STAMPS PD: \$56.70
INTANG. TAX PD: \$.00
J. HAROLD THURMOND WAKULLA CO.
BY: [Signature] D.C.

113583

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CLERK OF THE CIRCUIT COURT
WAKULLA COUNTY FLORIDA
MAR-7 AM 9:53

FILED
MAR 7 1994
WAKULLA COUNTY FLORIDA

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor.
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under it, but against none other, and except for taxes for the year 1979 and subsequent years.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

WITNESSES:

PINE LEAF INVESTMENT COMPANY

Kathy Warr
Witness Signature

Kathy Warr
Print or type witness name

By: James A. Stephens
JAMES A. STEPHENS

Its: **Sole Trustee**

Judith S. Colson
Witness Signature

Judith S. Colson
Print or type witness name

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me this 3rd day of March, 1994,
by **JAMES A. STEPHENS**, as sole Trustee of **PINE LEAF INVESTMENT COMPANY**, who is
personally known to me or who has produced n/a as identification.

Judith S. Colson

NOTARY PUBLIC
My Commission Expires:

(SEAL)

Print or type notary name below:

Judith S. Colson

Notary Public, State of Florida

My Commission Expires: Dec 11, 1994

Commencing at the Southeast Corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 4,
and running thence S. 88 48' W. a distance of 728.00 feet to the
point of beginning; thence continuing S. 88 48' W. a distance
of 210.00 feet; thence N. 01 12' W. a distance of 210.00 feet;
thence N. 88 48' E. a distance of 210.00 feet; thence S. 01 12'
E. a distance of 210.00 feet to the point of beginning. Said
property lying in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 4, Township 5 South,
Range 2 West, Wakulla County, Florida

Less and except any road right of ways of record. Grantor does
not assume any liability for unpaid taxes.

Unofficial Copy

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EXHIBIT "A"