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 This Instrument Prepared by:  
 Name: WOODLANDS TITLE COMPANY, INC.  
 Address: HIGHWAY 319  
 CRAWFORDVILLE, FLORIDA 32326  
 Return to:  
 Grantee(s) Name: James E. Parker, Jr.  
 Address: 2600 Miccosukee Road, Apt. 201  
 Tallahassee, FL 32308  
 Property Appraisers Parcel Identification Number(s):  
 06-3S-01W-000-04297-000 c/out  
 Grantee(s) S.S #'s:

WARRANTY DEED  
 INDIV. TO INDIV.

RECORDED  
 29-10 PM 3:11

CLERK CIRCUIT COURT  
 WAKULLA COUNTY FLORIDA

115699

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the <sup>3rd</sup> ~~16th~~ day of ~~May~~ <sup>June</sup> A.D. 1994 by Bradley Karl Kennedy, a single man hereinafter called the grantor, to James E. Parker, Jr., a single man whose post office address is 2600 Miccosukee Road, Apt. 201, Tallahassee, FL 32308 hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of FLORIDA, viz:

See Exhibit "A" attached hereto and made apart hereof for legal description. This is not the homestead of said grantor as described by Florida Law.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1993.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Cherry Morris  
 Signature

Cherry Morris  
 Printed Signature

Patricia Foe  
 Signature

Patricia Foe  
 Printed Signature

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Printed Signature

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Printed Signature

STATE OF FLORIDA  
 COUNTY OF WAKULLA

Bradley Karl Kennedy  
 Signature

Bradley Karl Kennedy

1641 West Pensacola Street  
 Tallahassee, FL 32304

\_\_\_\_\_  
 Signature

1641 West Pensacola Street  
 Tallahassee, FL 32304

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Bradley Karl Kennedy known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form Personally known of identification and that an oath (was) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 3 day of

June, A.D. 1994.  
Patricia Foe  
 Notary Signature

\_\_\_\_\_  
 Printed Notary Signature

NOTARY RUBBER STAMP SEAL



Exhibit "A"

Begin at a Government concrete monument marking the Northwest corner of Section 6, Township 3 South, Range 1 West, Wakulla County, Florida and proceed North 88 degrees 06 minutes 27 seconds East 539.61 feet to a concrete monument (marked #4261) also being the approximate centerline of a branch, thence run along said centerline of a branch or creek in a Southeasterly direction, thence leaving said centerline of branch run North 89 degrees 50 minutes 30 seconds West 1230.01 feet to a 4 inch by 4 inch government concrete monument on the West boundary of said Section 6, Township 3 South, Range 1 West, thence run North 02 degrees 06 minutes 06 seconds East 1227.85 feet to the POINT OF BEGINNING containing approximately 24 acres more or less.

Being described by recent survey prepared by James T. Roddenberry, surveyor as follows:

Begin at a Government concrete monument marking the Northwest corner of Section 6, Township 3 South, Range 1 West, Wakulla County, Florida and proceed North 88 degrees 06 minutes 27 seconds East 539.61 feet to a concrete monument (marked #4261) also being the approximate centerline of a branch, thence run along said centerline of branch the following courses: South 25 degrees 04 minutes 22 seconds East 491.45 feet to a re-rod and cap (marked #4261), thence run South 15 degrees 48 minutes 12 seconds East 312.96 feet to a re-rod and cap (marked #4261), thence run South 57 degrees 08 minutes 02 seconds East 308.42 feet to a re-rod and cap (marked #4261), thence run South 24 degrees 46 minutes 32 seconds East 122.01 feet to a re-rod and cap (marked #4261), thence run South 28 degrees 43 minutes 02 seconds East 106.96 feet to a re-rod and cap (marked #4261), thence run South 04 degrees 08 minutes 15 seconds West 130.36 feet to a concrete monument (marked #4261) thence leaving said centerline of branch run North 89 degrees 50 minutes 30 seconds West 1230.01 feet to a 4 inch by 4 inch government concrete monument on the West boundary of said Section 6, Township 3 South, Range 1 West, thence run North 02 degrees 06 minutes 06 seconds East 1227.85 feet to the POINT OF BEGINNING containing 25.12 acres, more or less.

The centerline of the above described branch or creek being the west boundary of that certain parcel of land deeded by Charles E. Walters to Alexander E. Ayotte and Jennifer Stump recorded OR 210, Page 563 of the Public Records of Wakulla County, Florida. It is the intent of all parties that the centerline of said creek or branch be the boundary between the properties of said parties.

Together with and subject to the following described ingress and egress easement:

Commence from a 4" X 4" concrete monument marking the Northwest corner of Section 6, Township 3 South, Range 1 West, Wakulla County, Florida and proceed North 88 degrees 06 minutes 27 seconds East 440.24 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 01 degrees 53 minutes 33 seconds East 30.00 feet, thence run North 88 degrees 06 minutes 27 seconds East 2009.33 feet, thence run South 00 degrees 17 minutes 39 seconds West 69.96 feet to a concrete monument

(marked #4261), thence run South 89 degrees 09 minutes 12 seconds East 759.47 feet to a concrete monument (marked #2919), thence run North 00 degrees 17 minutes 39 seconds East 112.63 feet to a government concrete monument, thence run North 89 degrees 50 minutes 07 seconds West 659.51 feet to a government concrete monument, thence run North 00 degrees 22 minutes 42 seconds East 30.00 feet, thence run South 88 degrees 06 minutes 27 seconds West 2111.66 feet thence run South 01 degrees 53 minutes 33 seconds East 30.00 feet to the POINT OF BEGINNING.

TOGETHER with an ingress and egress easement more particularly described as follows:

Commence at a U.S. government concrete monument marking the Northwest corner of the East Half of the Northwest Quarter of the Northeast Quarter of Section 6, Township 3 South, Range 1 West, Wakulla County, Florida and thence run South 00 degrees 20 minutes 25 seconds West along the West boundary of the East Half of the Northwest Quarter of said Northeast Quarter 52.63 feet to a St. Joe Paper Company concrete monument for the POINT OF BEGINNING. From SAID POINT OF BEGINNING continue South 00 degrees 20 minutes 25 seconds West along said East boundary 60.00 feet, thence run South 89 degrees 22 minutes 40 seconds East 1928.62 feet to the Westerly right-of-way boundary of State Road No. 369, thence run North 00 degrees 19 minutes 56 seconds East along right-of-way boundary 60.00 feet to a St. Joe Paper Company concrete monument, thence run North 89 degrees 22 minutes 40 seconds West 1928.61 feet to the POINT OF BEGINNING containing 2.66 acres, more or less.

Documentary Tax Pd. \$ 379.40  
\$ \_\_\_\_\_ Intangible Tax Pd.  
J. Harold Thurmond, Clerk, Wakulla County  
By Leta M. Wells Deputy Clerk

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