

Return to: (enclose self-addressed stamped envelope)

Name: James Randall Hoyt III
11729 Marjory Ave.
Address: Tampa, Florida 33612

This instrument Prepared by:

Address: Same as above

Property Appraisers Parcel I.D. (Folio) Number(s):

29-3S-04W-000-00180-000 (covers more land)

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

FILED AND RECORDED
DATE 12/20/1994 TM 08:28

J. HAROLD THURMOND CLERK
CO: WAKULLA ST: FL

DOC STAMPS .70
INTANG TAX .00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 24th day of November A. D. 1994 by

Betty J. Canestra and Anthony Canestra her Husband A/K/A Betty J. Canestra and Anthony Canestra her Husband

hereinafter called the grantor, to
James Randall Hoyt III

whose postoffice address is 11729 Marjory Ave. Tampa, Florida 33612
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 of \$ Ten and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

THE LAND DESCRIBED IN EXHIBIT "A" HERETO ATTACHED

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said 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; that the grantor hereby fully 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, 1995

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

Signed, sealed and delivered in our presence:

Betty J. Canestra
Anthony Canestra

Diane Darnell Witness L.S.
Ronnie L. Spooner Witness L.S.

STATE OF Florida
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Betty J. Canestra, Anthony Canestra, Ronnie L. Spooner and Diane Darnell to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this Second day of December A. D. 1994.

FL# 120870 B 246 P 409
REC NO. 14354000145

Cathy R. Beyer
Cathy R. Beyer
Notary Public, State of Florida
My Commission Expires Jan 29 1995

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING EAST OF
STATE ROAD NO. S-375...

Commence at the Northwest corner of Section Twenty-nine (29),
Township Three South, Range Four West, and run East one-half
(1/2) mile to the Half mile stake; thence South 3659 feet to
stake in run of Mile Branch, which stake arrived at is the
point of beginning for the land herein conveyed; Thence North
12 chains and 76 links to steel axle; thence West 16 chains
and 52 links to run of Mile Branch and steel axle; thence fol-
lowing Mile Branch in a Southeasterly direction to point of
beginning, containing thirteen and seven tenths (13.7) acres,
more or less, and lying and being in Section 29, Township 3
South, Range 4 West.

LESS AND EXCEPT:

Commence at the Northeast corner of the West Half of Section
29, Township 3 South, Range 4 West, Wakulla County, Florida,
and thence run South 00 degrees 22 minutes 48 seconds West
along the East boundary line of the West Half of said Section
29 a distance of 2774.83 feet for a point of Beginning. From
said Point of Beginning, continue South 00 degrees 22 minutes
48 seconds West along said boundary 140.0 feet, thence run
South 89 degrees 42 minutes 39 seconds West 218.45 feet, thence
run North 02 degrees 48 minutes 09 seconds West 140.13 feet,
thence run North 89 degrees 42 minutes 39 seconds East 226.23
feet to the Point of Beginning, containing 0.71 of an acre,
more or less. ALSO a 20 foot roadway easement described to-
wit: Begin at the Northwest corner of the above described
0.71 acre tract and thence run South 89 degrees 42 minutes 39
seconds West 226.22 feet to the Easterly right-of-way bound-
ary of State Road No. S-375, thence run Southerly along said
right of way boundary to a point 20 feet South of the Westerly
extension of the North boundary of said tract, thence run
North 89 degrees 42 minutes 39 seconds East to a point located
South 02 degrees 48 minutes 09 seconds East 20.02 feet from
the Point of Beginning, thence run North 02 degrees 48 minutes
09 seconds West 20.02 feet to the Point of Beginning, in the
South Half of Section 29, Township 3 South, Range 4 West,
Wakulla County, Florida.

ALSO, LESS AND EXCEPT.

Commence at the Northeast corner of the West Half of Section
29, Township 3 South, Range 4 West, Wakulla County, Florida,
and thence run South 00 degrees 22 minutes 48 seconds West along
the East boundary line of the West Half of said Section 29 a
distance of 2914.83 feet, thence run South 89 degrees 42 minutes
39 seconds West 218.45 feet for a POINT OF BEGINNING. From said
POINT OF BEGINNING continue South 89 degrees 42 minutes 39 sec-
onds West 218.45 feet to a concrete monument on the East boundary
of the 100 foot right of way of State Road No. S-375 (said monument
being on a curve concave to the West) thence run Northwesterly
along said right of way boundary and along said curve with a radius
of 5779.67 feet, thru a central angle of 01 degrees 23 minutes 40
seconds for an arc distance of 140.68 feet (the chord of said arc
being North 05 degrees 58 minutes 44 seconds West 140.68 feet)
thence run North 89 degrees 42 minutes 39 seconds East 226.22 feet,
thence run South 02 degrees 48 minutes 09 seconds East 140.13 feet
to the POINT OF BEGINNING, containing 0.71 of an acre, more or less.

FL# 120870 B 246 P 410
REC NO. 14354000145

ALSO, LESS AND EXCEPT.

Commence at the Northeast Corner of the West Half of Section 29, Township 3 South, Range 4 West, Wakulla County, Florida and then run South 00 degrees 22 minutes 48 seconds West along the East boundary line of the West Half of said Section 29, a distance of 3114.83 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 00 degrees 22 minutes 48 seconds West along said East boundary line of the West Half, a distance of 501.78 feet to a point in the center of a branch, thence run along the centerline of said branch as follows: North 74 degrees 45 minutes 48 seconds West 71.69 feet; thence North 55 degrees 08 minutes 36 seconds West 176.30 feet; thence North 69 degrees 26 minutes 36 seconds West 108.42 feet; thence North 37 degrees 01 minutes 30 seconds West 155.77 feet to a point on the Easterly right-of-way boundary of State Road No. 375, said point lying on a curve concave to the Westerly; thence run Northerly along said Easterly right-of-way boundary and along said curve with a radius of 5779.67 feet; thru a central angle of 00 degrees 11 minutes 55 seconds for an arc distance of 20.03 feet; thence leaving said Easterly right-of-way boundary; run South 89 degrees 09 minutes 06 seconds East 35.98 feet to a point in the center of a branch; thence run along the center line of said branch as follows: North 60 degrees 36 minutes 36 seconds East 59.54 feet; thence North 50 degrees 35 minutes 30 seconds East 96.65 feet; thence North 63 degrees 22 minutes 30 seconds East 184.47 feet; thence North 72 degrees 27 minutes 36 seconds East 89.65 feet to the POINT OF BEGINNING, containing 2.78 acres, more or less.

Crawfordville, Florida 32326
(904) 926-3016



THIS IS NOT A BOUNDARY SURVEY.

FLM 120870 B 246 P 412
REC NO. 14354000145

CERTIFICATE: I hereby certify that this is a true and correct representation of the property shown hereon and that this sketch meets the Minimum Technical Standards for Land Surveying (Chapter 21-HH-6, Florida Administrative Code).

Donnie R. Sparkman
DONNIE R. SPARKMAN
R. L. S. FLA. CERT. NO. 5147
JOB # 82-053
PSC # 11484 NB # FLA

DATE DEC. 03, 1994
COUNTY WAKULLA
SEC. 29 T 3-S R 4-W

SEAL: