

WARRANTY DEED

THIS INDENTURE, made this 30TH day of November, 1998, between, KENNETH M. KIRTON, a single man, of the County of Wakulla, State of Florida, grantor, and KATHERINE J. GREGORY aka, KATHERINE J. BARRON, and whose post office address is Post Office Box 357, St. Mark's, Florida, 32355, County of Wakulla, State of Florida, grantee.

WITNESSETH that said grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), 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, successors and assigns forever, the following described land, situate lying and being in Wakulla County, Florida, to wit:

See attachment Exhibit "A", attached hereto and made a part hereof for legal description.

Subject to property taxes and special assessments, if any for 1998 and all subsequent years.

Subject to reservations, easements and dedications of record, if any.

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.

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;

Paula Knowles
Signature of Witness

Paula Knowles
Printed name of Witness

Julie S Beachler
Signature of Witness

Julie S Beachler
Printed name of Witness

STATE OF FLORIDA
COUNTY OF WAKULLA

Kenneth M. Kirton
KENNETH M. KIRTON

FILED AND RECORDED
DATE 03/05/1999 PM 14:43

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS 61.60
INTANG TAX .00

FL# 159163 B 347 P 490
REC NO. 01906414981

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared KENNETH M. KIRTON, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same. Personally known to notary, no identification required.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of November, A.D., 1998.

Paula Knowles
PAULA KNOWLES, Notary Public
My commission expires:
Commission number:

THIS INSTRUMENT PREPARED BY:
Kenneth M. Kirton
Post Office Box 1236
Crawfordville, Florida 32326



James "Thurman" Roddenberry

Professional Land Surveyor

Post Office Box 100 * Sopchoppy, FL 32358-0418 * (850) 962-2538

November 9, 1998

Legal Description of a 1.00 Acre Tract

Certified To:

Katherine J. Gregory

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 61G17-6, Florida Administrative Code).

Commence at a concrete monument marking the Northwest corner of Section 2, Township 4 South, Range 1 East, Wakulla County, Florida, and run South 00 degrees 09 minutes 54 seconds West along the West boundary of said Section 2 a distance of 412.00 feet to the centerline of the Old St. Marks-Tallahassee Railroad (60.00 foot right-of-way), thence run South 19 degrees 56 minutes 40 seconds East along said centerline 342.06 feet, thence leaving said centerline run North 70 degrees 32 minutes 43 seconds East 30.00 feet to an axle lying on the Easterly right-of-way boundary of the Old St. Marks-Tallahassee Railroad for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 19 degrees 57 minutes 49 seconds East along the Easterly right-of-way boundary of said Old St. Marks-Tallahassee Railroad a distance of 348.48 feet to a re-rod (marked #4261), thence leaving said right-of-way boundary run North 70 degrees 32 minutes 07 seconds East 125.00 feet to a re-rod (marked #4261), thence run North 19 degrees 57 minutes 49 seconds West 348.48 feet to a re-rod (marked #4261), thence run South 70 degrees 32 minutes 07 seconds West 125.00 feet to the POINT OF BEGINNING containing 1.00 acres, more or less.

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
Surveyor and Mapper
Florida Certificate No: 4261

94-006psc753

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