

This Instrument Prepared by:
Name: Kelly Strickland
Address: 2626 E. Park Ave., #14206
Tallahassee, FL 32301

Return to:
Grantee(s) Name:

Kelly Strickland
Address: 2626 E. Park Ave., #14206
Tallahassee, FL 32301

Property Appraisers Parcel Identification Number(s):
26-4S-03W-174-00423-A06
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED
INDIV. TO INDIV.

FILED AND RECORDED
DATE 04/21/1999 TM 15:14

BRENT X. THURMOND CLERK
CO: WAKULLA ST: FL

DOC STAMPS .70
INTANG TAX .00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 14th day of April A.D. 1999 by Noel A. Sanders, a single man and Kelly S. Sanders, n/k/a Kelly Strickland a single woman hereinafter called the grantor, to Kelly Strickland, a single woman whose post office address is 2626 E. Park Ave., #14206, Tallahassee, FL 32301 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:
THE ABOVE GRANTORS WERE FORMERLY HUSBAND AND WIFE.

See Exhibit "A" attached hereto and made apart hereof for legal description.

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, 1998.

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:

[Signature]
Signature

June C. Vause
Printed Signature

[Signature]
Signature

Kathleen Newberry
Printed Signature

[Signature]
Signature Noel A. Sanders
P.O. Box 37
Sopchoppy, Florida 32358

[Signature]
Signature Kelly S. Sanders n/k/a Kelly Strickland
2626 E. Park Ave., #14206
Tallahassee, FL 32301

STATE OF FLORIDA
COUNTY OF WAKULLA

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

Noel A. Sanders, a single man and Kelly Strickland a single woman 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 of identification of the above-named person(s): _____ and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL
Tracy E. Miller
MY COMMISSION # CC735136 EXPIRES
MAY 1, 2002
HONOLD THRU TROY FAIN INSURANCE, INC.

Witness my hand and official seal in the County and State last aforesaid this 20 day of April A.D. 1999.

[Signature]
Notary Signature
Printed Notary Signature

FL# 160454 B 351 P 329
REC NO. 0191115967

EXHIBIT A

Lot 6, OAK PARK SUBDIVISION, as per map or plat thereof recorded in Plat Book 2, Page 69 of the Public Records of Wakulla County, Florida.

SUBJECT TO easements reservations and restrictions of record, if any.

Together with access over and across a 40.00 foot roadway easement lying 20.00 feet on each side of the following described centerline:

Commence at an old lightwood hub marking the Southwest corner of Section 23, (also being the Northwest corner of Section 26), Township 4 South, Range 3 West, Wakulla County, Florida, and thence run North 00 degrees 03 minutes 01 seconds East along the West boundary of Section 23, a distance of 1224.83 feet to the centerline of a Florida Power Corporation power Line Easement thence run North 50 degrees 00 minutes 36 seconds East along said centerline 1724.98 feet, thence run South 00 degrees 03 minutes 01 seconds West 2999.25 feet, thence run South 89 degrees 56 minutes 59 seconds East 1094.87 feet, thence run South 192.77 feet to the POINT OF BEGINNING of said centerline. From said POINT OF BEGINNING thence run South 40 degrees 27 minutes 05 seconds West 268.36 feet, thence run South 30 degrees 06 minutes 53 seconds West 155.33 feet, thence run South 11 degrees 33 minutes 35 seconds West 422.15 feet, thence run South 13 degrees 58 minutes 35 seconds West 206.67 feet, thence run South 26 degrees 27 minutes 29 seconds West 386.62 feet, thence run South 00 degrees 56 minutes 29 seconds West 314.27 feet, thence run South 14 degrees 18 minutes 23 seconds West 231.65 feet, thence run South 30 degrees 26 minutes 11 seconds West 139.71 feet, thence run South 34 degrees 47 minutes 11 seconds West 83.73 feet, thence run South 41 degrees 44 minutes 11 seconds West 176.41 feet, thence run South 17 degrees 04 minutes 11 seconds West 328.00 feet, thence run South 46 degrees 42 minutes 11 seconds West 196.90 feet, thence run South 32 degrees 11 minutes 41 seconds West 232.73 feet, thence run South 47 degrees 59 minutes 41 seconds West 110.22 feet, thence run South 06 degrees 39 minutes 05 seconds West 166.90 feet, thence run South 18 degrees 55 minutes 05 seconds West 120.00 feet to the termination point of said centerline.

ALSO:

Commence at an old lightwood hub marking the Southwest corner of Section 23, (also being the Northwest corner of Section 26), Township 4 South, Range 3 West, Wakulla County, Florida, and thence run North 00 degrees 03 minutes 01 seconds East along the West boundary of Section 23, a distance of 1224.83 feet to the centerline of a Florida Power Corporation power Line Easement, thence run North 50 degrees 00 minutes 36 seconds East along said centerline 1724.98 feet, thence run South 00 degrees 03 minutes 01 seconds West 2999.25 feet, thence run South 89 degrees 56 minutes 59 seconds East 1094.87 feet, thence run South 192.77 feet, thence run South 40 degrees 27 minutes 05 seconds West 268.36 feet, thence run South 30 degrees 06 minutes 53 seconds West 155.33 feet, thence run South 11 degrees 33 minutes 35 seconds West 422.15 feet, thence run South 13 degrees 58 minutes 35 seconds West 206.67 feet, thence run South 26 degrees 27 minutes 29 seconds West 248.00 feet to the POINT OF BEGINNING of said centerline. From said POINT OF BEGINNING of said centerline run North 81 degrees 28 minutes 49 seconds West 510.67 feet, thence run South 86 degrees 41 minutes 11 seconds West 164.94 feet, thence run North 78 degrees 45 minutes 37 seconds West 149.62 feet to the Easterly maintained right-of-way boundary of a graded county road and the termination point of said centerline.

All of the above described property being located in Section 26, Township 4 South, Range 3 West, Wakulla County, Florida.

FLM 160454 B 351 P 330
REC NO. 01911115967