

This Instrument Prepared by:
Name: Ann Sanders
Address: 141 Sanders Hill Road
Sopchoppy, Florida 32358

Return to:
Grantee(s) Name: Ann Sanders
Address: 141 Sanders Hill Road
Sopchoppy, FL 32358

Property Appraisers Parcel Identification Number(s):
03-5S-02W-000-02473-000 (cut out)
Grantee(s) S.S #'s:

WARRANTY DEED
INDIV. TO INDIV.

FILED AND RECORDED
DATE 01/25/2000 TM 14:07

BRENT X. 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 25 day of January A.D. 2000 by Donnie Dewayne Sanders and Rebecca Sanders, husband and wife and Sammy J. Sanders and Ann Sanders, husband and wife hereinafter called the grantor, to Donnie Dewayne Sanders, and Rebecca Sanders, husband and wife, whose post office address is 33 Sander: Hill Road, Sopchoppy, FL 32358 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.

SUBJECT TO SPECIAL ASSESSMENTS AND THOSE ACCRUING HEREAFTER, ZONING AND OTHER GOVERNMENTAL RESTRICTIONS AND QUALIFICATIONS, PUBLIC UTILITY EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

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, 1999.

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:

Joyce C. Millender
Signature
JOYCE C. MILLENDER
Printed Signature
Amelique Millender
Signature
Amelique Millender
Printed Signature

Donnie Dewayne Sanders
Signature Donnie Dewayne Sanders
Rebecca Sanders
Signature Rebecca Sanders

Signature

Printed Signature

Signature

Printed Signature

FL#0000167720 B 372 P 352
REC NO. 01002521309

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

Donnie Dewayne Sanders and Rebecca Sanders, husband and wife 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 of the above-named person(s): to me and that an oath (was) (was not) taken.

NOTARY RUBBER STAMP SEAL

ANGELIQUE H. MILLENDER
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES
JUNE 22, 2001
COMMISSION NO. CC85-7900
NOTARY ID #784474

Witness my hand and official seal in the County and State last aforesaid this 25 day of January A.D. 2000.
Amelique Millender
Notary Signature
Amelique Millender
Printed Notary Signature

I, Sammy J. Sanders, do consent to and joined with this Warranty Deed.

WITNESSES

Joyce C. Millender Sammy J. Sanders
Joyce C. Millender Sammy J. Sanders

COUNTY OF WAKULLA
STATE OF FLORIDA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared: Sammy J. Sanders to me known or identified by _____ to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same, and who did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid this 25 day of January, 2000.

Angelique Millender
Notary Public
Commission No:

My Commission Expires:

ANGELIQUE N. MILLENDER
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES
JUNE 22, 2001
COMMISSION NO. CC65-7900
NOTARY ID #794474

I, Ann Sanders, do consent to and joined with this Warranty Deed.

WITNESSES

Joyce C. Millender Ann Sanders
Joyce C. Millender Ann Sanders

COUNTY OF
STATE OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared: Ann Sanders to me known or identified by KAROL HUME to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same, and who did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid this 25 day of January, 2000.

Angelique Millender
Notary Public
Commission No:

My Commission Expires:

FL#0000167728 X 372 P 353
REC NO. 01002521309
ANGELIQUE N. MILLENDER
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES
JUNE 22, 2001
COMMISSION NO. CC65-7900
NOTARY ID #794474

EXHIBIT "A"

Begin at a concrete monument (marked #3328) marking the Southwest corner of the Northwest quarter of Section 3, Township 5 South, Range 2 West, Wakulla County, Florida. From said POINT OF BEGINNING run North 00 degrees 42 minutes 10 seconds West, along the West boundary of said Section 3 a distance of 1340.72 feet to a 3 inch round concrete monument (marked #2919), thence run North 00 degrees 45 minutes 14 seconds West, along said West boundary 267.13 feet to a re-rod (marked #4261), thence leaving said West boundary run North 89 degrees 14 minutes 46 seconds East 425.96 feet to a re-rod (marked #4261), thence run South 00 degrees 45 minutes 21 seconds East 202.48 feet to a concrete monument (marked #4261), thence run North 89 degrees 13 minutes 51 seconds East 249.62 feet to a concrete monument, thence run South 00 degrees 45 minutes 42 seconds East 749.81 feet to a 3/4 inch iron pipe, thence run South 00 degrees 40 minutes 37 seconds East 595.23 feet to a concrete monument (marked #4261), thence run North 89 degrees 09 minutes 11 seconds West 156.07 feet to a concrete monument (marked #4261), thence run South 00 degrees 42 minutes 50 seconds East 65.42 feet to a concrete monument (marked #4261) lying on the South boundary of Northwest quarter of said Section 3, thence run South 89 degrees 19 minutes 01 seconds West, along said South boundary 520.04 feet to the POINT OF BEGINNING containing 23.57 acres, more or less.

FL#0000167728 B 372 P 354
REC NO. 01002521309