



FILED AND RECORDED

DATE 03/21/2000 TM 14:30

Prepared By: Dale Pilcher
an Officer of Associated Land Title Group, Inc.
Pursuant to the Issuance of Title Insurance
2032 Thomasville Road
Tallahassee, Fl 32312
File#: 220-00-0228
Parcel ID #13-3S-05W-000-00051-000

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

Warranty Deed

DOC STAMPS 406.00
INTANG TAX .00

Made March 16, 2000, between Vernon Emory Sanders, Thomas Edsel Sanders and Nancy Jane McDonald, individually and as Trustees of the Sanders Family Trust, whose address is: 250 E. 6th Avenue, Tallahassee, Florida 32303 of the County of Leon, State of Florida, Grantor, and

Larry R. Mogle and Genelle Mogle, husband and wife whose address is: 708 Dixon Street, Fort Mead, Florida 33841, of the County of Wakulla, State of Florida, Grantee

WITNESSETH, that the said grantor, for and in consideration of the sum of \$10.00, love and affection and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby 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 Attached Exhibit "A" attached hereto and made a part hereof.

Grantors certify that this property is not their homestead property, nor contiguous thereto.

Subject to easements and restrictions of records, if any, which are specifically not extended or reimposed hereby. Subject to 2000 taxes and assessments 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 the presence of:

Dale Pilcher
Witness: Dale Pilcher

Vernon E. Sanders
Vernon Emory Sanders

Cherie Russi
Witness: Cherie Russi

Thomas Edsel Sanders
Thomas Edsel Sanders

Witness:

Nancy Jane McDonald
Nancy Jane McDonald

FL10000169025 B 376 P 275
REC NO. 01000122343

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, March 16, 2000, before me, personally appeared Vernon Emory Sanders, Thomas Edsel Sanders and Nancy Jane McDonald, individually and as Trustees of the Sanders Family Trust, who have produced a drivers license as identification, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

Dale S. Pilcher
Notary Public



Exhibit A

A tract of land lying and being in Section 13, Township 3 South, Range 5 West, Wakulla County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of said Section 13 and run South 3548.0 feet, thence West 416.00 feet to the Northeast corner of lot belonging to Freeman W. Ashmore, thence West 2.00 feet, thence South 781.00 feet to a point marked with a half inch rebar marking the Southeast corner of land described in Official Records Book 134, Page 116 and Official Records Book 13, Page 56 of the Public Records of Wakulla County, Florida, said point lying on the West boundary of Easy Street, thence leaving the West boundary of Easy Street run North 77 degrees 10 minutes 00 seconds West along the Southern boundary of said land described in Official Records Book 134, Page 116 and Official Records Book 13, Page 56 a distance of 223.02 feet to the East bank of the Ochlocknee River for the POINT OF BEGINNING. From said POINT OF BEGINNING, run South 77 degrees 10 minutes 00 seconds East along the Southern boundary of said land described in Official Records Book 134, Page 116 and Official Records Book 13, Page 56 a distance of 223.00 feet to a half inch rebar on the West boundary of said Easy Street, thence South 01 degree 04 minutes 58 seconds East along said West boundary Easy Street a distance of 79.56 feet to a concrete monument at a fence corner, thence leaving the West boundary of Easy Street, run North 76 degrees 31 minutes 32 seconds West approximately along a fence line a distance of 216.00 feet to a set iron pin with cap LB#732, on the bank of said Ochlocknee River, thence North 06 degrees 25 minutes 48 seconds West along said River bank a distance of 79.24 feet to the POINT OF BEGINNING.

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