Prepared By: Cindi Owen Briley Owen Title Company, Inc. 2852 Remington Green Circle Tallahassee, FL

incidental to the issuance of a title insurance policy.

File Number: 12446

Parcel ID #: 00-00-003-082-06175-000

Grantee(s) SS #:

Inst:0000187688 Date:04/30/2002 Time:14:09:46 Doc Stamp-Deed : 549, 50 \_DC, Brent Thurmond, WAKULLA County B:442 P:329

## WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 04/19/2002 by JOHN L. SUTTON and DIANA E. SUTTON, HUSBAND AND WIFE

whose post office address is:

67 EVALEE ROAD, CRAWFORDVILLE, FL. 32327

hereinafter called the GRANTOR, to

ROBERT E. SHEETS AND CATHERINE E. KORFANTY, HUSBAND AND WIFE

whose post office address is:

## 13 TURKEY TRAIL CRAWFORDVILLE FL 32327

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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, Florida, viz:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2002 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES: Signature: Print Name: Signature: Print Name:

State of Florida County of LEON

THE FOREGOING INSTRUMENT was sworn and acknowledged before me on 04/19/2002 by: JOHN L. SUTTON and DIANA E. SUTTON, HUSBAND AND WIFE

who is personally known to me or who has produced DRIVER LICENSE as identification.

Signature:

Print Name:



## EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF LOT 3 OF THE HARTSFIELD RIVER SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, AND RUN THENCE NORTH 72 DEGREES 30 MINUTES EAST ALONG THE NORTH BOUNDARY OF SAID LOT 3 A DISTANCE OF 1434.40 FEET, MORE OR LESS, TO AN OLD CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF THAT CERTAIN 66.0 ACRE TRACT KNOWN AS THE W.F. GAVIN TRACT, THENCE CONTINUE NORTH 72 DEGREES 30 MINUTES EAST ALONG THE NORTH BOUNDARY OF SAID LOT 3 A DISTANCE OF 60.0 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PROPOSED 60.0 FOOT ROADWAY, THENCE SOUTH 17 DEGREES 43 MINUTES 37 SECONDS EAST ALONG SAID PROPOSED EASTERLY RIGHT-OF-WAY BOUNDARY 1965.19 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH HALF OF SAID LOT 3, THENCE NORTH 72 DEGREES 16 MINUTES 23 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE NORTH HALF OF SAID LOT 3 A DISTANCE OF 350.0 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 72 DEGREES 16 MINUTES 23 SECONDS EAST ALONG THE SOUTH BOUNDARY OF THE NORTH HALF OF SAID LOT 3 A DISTANCE OF 200.0 FEET, THENCE NORTH 17 DEGREES 43 MINUTES 37 SECONDS WEST 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF A PROPOSED 60.0 FOOT ROADWAY, THENCE SOUTH 72 DEGREES 16 MINUTES 23 SECONDS WEST ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY BOUNDARY 200.0 FEET, THENCE SOUTH 17 DEGREES 43 MINUTES 37 SECONDS EAST 100.0 FEET TO THE POINT OF BEGINNING. SAME BEING LOT 101 OF MYSTERIOUS WATERS AS PER UNRECORDED PLAT PREPARED BY BROWARD P. DAVIS.

Inst:0000187688 Date:04/30/2002 Time:14:09:46

Doc Stamp-Deed: 549.50

\_\_\_\_\_\_DC, Brent Thurmond, WARULLA County B:442 P:330