

Prepared by:
Charles D. Seeley
125 Royster Drive
Crawfordville, FL 32327

Inst: 0000199373 Date: 06/10/2003 Time: 14:21
Doc Stamp-Deed : 0.70
DC, Brent Thurmond, WAKULLA County B:490 P:799

Warranty Deed

Made this June 5, 2003 A.D., By Charles D. Seeley, whose post office address is: 125 Royster Drive, Crawfordville, Florida 32327, hereinafter called the grantor, to Charles D. Seeley, whose post office address is: 125 Royster Drive, Crawfordville, FL 32327, hereinafter called the grantee:

(Whenever used herein the term "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 of Ten Dollars, (\$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 Attached Exhibit "A" Attached hereto and made a part hereof

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 00-00-121-005-12107-000 +

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 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; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2001.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Karen Hope Yore
Witness Printed Name *Karen Hope Yore*

Charles D. Seeley (Seal)
Charles D. Seeley
Address: 125 Royster Drive
Crawfordville, Florida 32327

Wendy M. Mark
Witness Printed Name *Wendy M. Mark*

Address:

State of Florida
County of Wakulla

The foregoing instrument was acknowledged before me this June 5, 2003, by Charles D. Seeley, who is/are personally known to me or who has produced as identification.



Karen Hope Yore
Notary Public
Print Name: *Karen Hope Yore*
My Commission Expires: *4/25/06*

Exhibit "A"

Parcel 1

Lots 27 Block "A" of West Point Subdivision of Live Oak Island, Unit 2, as per map or plat recorded in Plat Book 1, Page 21, Wakulla County, Florida.

Together with a perpetual non-exclusive easement for Ingress, Egress and Utilities over and across the 20 foot alley lying north of and adjacent to Lot 27 Block "A" of West Point Subdivision of Live Oak Island, Unit 2.

Parcel 2

Commence at the Northwest corner of Block "B" of Live Oak Properties, a subdivision as per map or plat thereof recorded in Deed Book 2, Page 329 of the Public Records of Wakulla County, Florida and run North 73 degrees 34 minutes 00 seconds West 25.00 feet to the centerline of State Road No: S-367-A, thence run North 16 degrees 26 minutes 00 seconds East along said centerline 367.33 feet to a nail and cap (marked #6475), thence leaving said centerline run South 78 degrees 23 minutes 30 seconds East 50.19 feet to a re-rod (marked #7160) lying on the Easterly right-of-way boundary of said State Road No: S-367-A, thence run North 16 degrees 26 minutes 00 seconds East along said right-of-way boundary 13.36 feet, thence leaving said right-of-way boundary run South 79 degrees 41 minutes 38 seconds East along the Southerly right-of-way boundary of a 15.00 foot wide access easement as recorded in Official Records Book 298, Page 319, of the Public Records of Wakulla County, Florida a distance of 263.79 feet to a re-rod (marked #7160), thence run South 76 degrees 23 minutes 06 seconds East along said right-of-way boundary 42.84 feet, thence run South 44 degrees 10 minutes 21 seconds East along said right-of-way boundary 39.42 feet, thence run South 29 degrees 23 minutes 27 seconds East along said right-of-way boundary 43.46 feet, to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 29 degrees 23 minutes 27 seconds East along said right-of-way boundary 18.97 feet, thence leaving said right-of-way boundary run South 60 feet 11 minutes 02 seconds West 37.26 feet, thence run South 69 degrees 07 minutes 30 seconds West 35.08 feet, to the approximate mean high water line of a canal, thence run Northwesterly and Northeasterly along said mean high water line the following courses: North 37 degrees 06 minutes 25 seconds West 2.93 feet, North 40 degrees 07 minutes 30 seconds East 20.12 feet, North 11 degrees 12 minutes 35 seconds East 28.85 feet, thence leaving said mean high water line run North 87 degrees 45 minutes 04 seconds East 39.02 feet to the POINT OF BEGINNING containing 0.035 acres, more or less.

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