

This instrument prepared by:
MARY ELLEN DAVIS
LAWYER
17 High Drive Suite C
P. O. Box 1720
Crawfordville, FL 32326
(850) 926-6003

Inst:0000223587 Date:04/18/2005 Time:15:29
Doc Stamp-Deed : 0.70
DC, Brent Thurmond, WAKULLA County B:588 P:631

Property Appraiser's Parcel ID Number: _____

WARRANTY DEED

This **WARRANTY DEED** executed this 13th day of April, A.D. 2005, by J.C. KYLE, JR. and HELEN E. KYLE, husband and wife, whose address is 2900 Smith Creek Road, Sopchoppy, FL 32358, hereinafter called Grantors, to VICKIE L. KYLE, a single woman, whose address is 3150 Windsong Drive, Apartment 4310, Tallahassee, FL 32308, hereinafter called Grantee:

SUBJECT TO GRANTORS' RESERVATION OF A LIFE ESTATE IN J.C. KYLE, JR. AND HELEN E. KYLE FOR THE REMAINDER OF THEIR LIVES.

Witnesseth: That the Grantors, for and in consideration of the sum of \$10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of Wakulla, State of Florida, to wit:

Parcel One: Commence at the Northeast corner of the West Half of Section 29, Township 3 South, Range 4 West and run thence South 01°38'21" East 2,776.1 feet along the East boundary line of the West Half of said Section 29 to a steel axle which marks the POINT OF BEGINNING. From said POINT OF BEGINNING run thence South 87°41'30" West 1,132.21 feet to a point in the run of Mile Branch, thence run North 57°30' West 63.5 feet, thence North 05°50' East 80.5 feet, thence North 25°30' West 81.7 feet to a point on the South boundary line of the Northwest Quarter of said Section 29, thence run West along said Quarter Section line 3,168 feet, more or less, to the intersection of the South boundary line of the Northeast Quarter of Section 30, Township 3 South, Range 4 West with the run of Soldier Branch, thence Northeasterly along said Soldier Branch to its intersection with the run of Mile Branch, thence run Northeasterly along said Soldier Branch to a point on the East boundary line of Section 30, Township 3 South, Range 4 West, said point being 1,545.8 feet South of the Northeast corner of said Section 30 and 817 feet North of the intersection of said Section line and the run of Mile Branch, thence continue Northeasterly along said Soldier Branch to a stake on agreed survey line, thence Southeasterly along said line to a stake on the Westerly right-of-way line of State Road No. S-375, said right-of-way being 100 feet in width, and said point lying 948.15 feet Northwesterly along the right-of-way line of p.c. of a curve, and from said point run in an Easterly direction along said agreed survey line to a lightwood stake on the East boundary line of the West Half of Section 29, Township 3 South, Range 4 West, thence run South 01°38'21" East 1,037.1 feet along said boundary line to the steel axle marking the POINT OF BEGINNING. Less and except therefrom the right-of-way for said State Road No. S-375 and less and except therefrom all land lying South of Mile Branch in the Northwest Quarter of Section 29, Township 3 South, Range 4 West and in the Northeast Quarter of Section 30, Township 3 South, Range 4 West.

Also, less and except therefrom the following two (2) parcels of land:

Commence at the Northeast corner of the West Half of Section 29, Township 3 South, Range 4 West and run thence South 01°38'21" East 1,749.0 feet, thence run South 86°30' West 41.0 feet, thence run South 66°15' West 60.7 feet, thence run North 74°30' West 100.0 feet, thence run South 50°30' West 128.8 feet, thence run South 79°00' West 78.0 feet, thence run North 85°00' West 131.0 feet, thence run North 75°15' West 78.0 feet, thence run South 84°00' West 100.0 feet to a point on the West boundary of State Road No. S-375, thence run South 06°54'15" East along said boundary of said State Road 315.4 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 06°54'15" East along said boundary of said State Road 242.0 feet, thence run South 85°17'15" West 465.0 feet, thence run North 13°13'50" West 286.91 feet, thence run South 89°54'15" East 500.0 feet to the POINT OF BEGINNING, being situate in the West Half of Section 29, Township 3 South, Range 4 West, and containing 2.93 acres, more or less.

And:

Commence at the Northeast corner of the West Half of Section 29, Township 3 South, Range 4 West and thence run South 00°22'48" West along the East boundary line of the West Half of said Section 29 1,749.0 feet to an old lightwood post for the POINT OF BEGINNING. From said POINT OF BEGINNING, continue South 00°22'48" West along the East boundary line of the West Half of said Section 29 1,025.83 feet to an old axle, thence run South 89°42'39" West 452.45 feet to a concrete monument on the Easterly boundary of the 100 foot right-of-way of State Road No. S-375 (said concrete monument being located on a right-of-way curve concave to the West) thence run Northwesterly along said curve with a radius of 5,779.67 feet thru a central angle of 00°13'41" for an arc distance of 23.00 feet (the chord of said arc being North 06°47'25" West 23.00 feet) thence run North 06°54'15" West (bearing base) along said right-of-way boundary 945.62 feet to an old lightwood post, thence run South 73°15' East 78.09 feet, thence South 82°59' East 131.0 feet, thence North 72°01' East 78 feet, thence North 52°31' East 128.8 feet, thence South 72°29' East 100 feet, thence North 68°16' East 60.70 feet, thence North 76°38'42" East 43.88 feet to the POINT OF BEGINNING, containing 11.46 acres, more or less, in the West Half of Section 29, Township 3 South, Range 4 West.

Said Parcel One in the aggregate containing 31.61 acres, more or less.

Together With:

Parcel Two: All land South of Mile Branch in the Northwest Quarter of Section 29 and all land South of Mile Branch in the Northeast Quarter of Section 30, all in Township 3 South, Range 4 West, containing 20 acres, more or less, and being the same land conveyed to George W. Langston by the heirs of John Cox by deed dated February 15, 1913, and recorded on Page 491 of Deed Book 13 of the Public Records of Wakulla County, Florida.

Together With:

Commence at the Northeast corner of the West Half (W ½) of Section 29, Township 3 South, Range 4 West, Wakulla County, Florida, and thence run South 00 degrees 23 minutes 48 seconds West along the East Boundary of the West Half (W ½) of said Section 29 a distance of 2774.83 feet to an old axle, thence run South 89 degrees 42 minutes 39 seconds West 452.45 feet to a concrete monument on the Easterly boundary of the 100 foot right-of-way of State Road No. S-375 for a POINT OF BEGINNING. From said POINT OF BEGINNING, run South 81 degrees 22 minutes 52 seconds West along an agreed line 672.01 feet to an old iron pipe in the run of Mile Branch, thence run North 23 degrees 59 minutes 45 seconds East 93.05 feet, thence run North 33 degrees 09 minutes 03 seconds West 14.93 feet, thence run North 89 degrees 42 minutes 39 seconds East 634.75 feet to the POINT OF BEGINNING, containing 0.70 of an acre, more or less, in the West Half (W ½) of Section 29, Township 3 South, Range 4 West, Wakulla County, Florida.

LESS AND EXCEPT that portion of the above described parcel lying within the right-of-way of said State Road No. S-375.

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

To Have and to Hold, the same in fee simple forever.

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the land is free of all encumbrances and will defend against the law claims of all persons otherwise.

This Deed has been prepared using a legal description provided by the Grantors without the benefit of a recent survey or title examination.

Inst:0000223587 Date:04/18/2005 Time:15:29

Doc Stamp-Deed : 0.70

_____, Brent Thurmond, WAKULLA County B:588 P:632

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

Signed, sealed, and delivered
in the presence of:

J.C. Kyle, Jr.
J.C. KYLE, JR.
Grantor

MEDAVIS
MARY ELLEN DAVIS, Witness

Rebecca J. Daugherty
REBECCA J. DAUGHERTY, Witness

STATE OF FLORIDA
COUNTY OF WAKULLA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in the County aforesaid to take acknowledgments, personally appeared J.C. KYLE, JR., to me known to be the person described in this instrument, or who produced N/A as identification, and who executed the foregoing instrument and who acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 13th day of April, A.D., 2005.

Rebecca J. Daugherty
Rebecca J. Daugherty
Notary Public, State of Florida
My Commission Expires: 12-20-2006



Rebecca J. Daugherty
My Commission DD170297
Expires December 20, 2006

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Helen E. Kyle
HELEN E. KYLE
Grantor

MEDAVIS
MARY ELLEN DAVIS, Witness

Rebecca J. Daugherty
REBECCA J. DAUGHERTY, Witness

STATE OF FLORIDA
COUNTY OF WAKULLA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in the County aforesaid to take acknowledgments, personally appeared HELEN E. KYLE, to me known to be the person described in this instrument, or who produced N/A as identification, and who executed the foregoing instrument and who acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 13th day of April, A.D., 2005.

Rebecca J. Daugherty
Rebecca J. Daugherty
Notary Public, State of Florida
My Commission Expires: 12-20-2006



Rebecca J. Daugherty
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