

Prepared by and return to:
Angie L. Molenburg

Penson & Padgett Title Services, LLC
2810 Remington Green Circle Suite A
Tallahassee, FL 32308
850-561-8000
File Number: 2006-222
Will Call No.:

Parcel Identification No. 00-00-067-000-10108-011

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28th day of June, 2006 between Darin L. Cox and Rebecca L. Cox, husband and wife whose post office address is 621 Woodville Hwy, Crawfordville, FL 32327 of the County of Wakulla, State of Florida, grantor*, and Bruce D. Duncan Trucking, Inc., a Florida Corporation whose post office address is 7158 Coastal Hwy. 98, Crawfordville, FL 32327 of the County of Wakulla, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

See Exhibit "A"

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Timothy D. Padgett
Rileen W. Blair
Witness Name: Rileen W. Blair

Darin L. Cox (Seal)

Witness Name: Timothy D. Padgett
Rileen W. Blair
Witness Name: Rileen W. Blair

Rebecca L. Cox (Seal)

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 28th day of June, 2006 by Darin L. Cox and Rebecca L. Cox, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Rileen W. Blair
Notary Public

Printed Name: Rileen W. Blair

My Commission Expires: 6-16-07



Rileen W. Blair
MY COMMISSION # DD223383 EXPIRES
June 16, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

Commence at a rod and cap # 6475 marking the Southwest corner of Lot 67 of the Hartsfield Survey of Lands, Wakulla County, Florida; thence run North 72 degrees 06 minutes 49 seconds East 49.90 feet to a rod and cap; thence North 72 degrees 41 minutes 53 seconds East 1424.07 feet to a rod and cap for the POINT OF BEGINNING; thence from said POINT OF BEGINNING, continue North 72 degrees 41 minutes 53 seconds East 1425.53 feet to a rod and cap; thence North 17 degrees 18 minutes 45 seconds West 623.12 feet to a rod and cap; thence South 72 degrees 46 minutes 39 seconds West 725.24 feet to a rod and cap; thence South 72 degrees 41 minutes 53 seconds West 699.95 feet to a rod and cap; thence South 17 degrees 16 minutes 12 seconds East 623.94 feet to the POINT OF BEGINNING.

ACCESS EASEMENT

A 60 FOOT INGRESS/EGRESS & UTILITY EASEMENT LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

Commence at a rod and cap #6475 marking the Southwest corner of Lot 67 of the Hartsfield Survey of Lands, Wakulla County, Florida; thence run North 72 degrees 06 minutes 49 seconds East 49.90 feet to a rod and cap; thence North 72 degrees 41 minutes 53 seconds East 2,929.50 feet to a rod and cap for the POINT OF BEGINNING marking the centerline of a 60 foot wide ingress/egress and utility easement; thence from said POINT OF BEGINNING, continue along said centerline as follows: North 17 degrees 18 minutes 45 seconds West, a distance of 652.98 feet; thence South 72 degrees 46 minutes 39 seconds West, a distance of 725.18 feet; thence North 17 degrees 12 minutes 17 seconds West, a distance of 303.41 feet; thence North 10 degrees 01 minutes 37 seconds East, a distance of 333.82 feet; thence North 16 degrees 29 minutes 18 seconds East, a distance of 355.73 feet; thence North 33 degrees 26 minutes 27 seconds West, a distance of 263.22 feet; thence North 22 degrees 07 minutes 12 seconds West, a distance of 535.63 feet; thence North 22 degrees 35 minutes 37 seconds West, a distance of 542.30 feet; thence North 41 degrees 02 minutes 47 seconds West, a distance of 403.05 feet; thence North 26 degrees 32 minutes 16 seconds West, a distance of 263.59 feet; thence North 02 degrees 40 minutes 32 seconds West, a distance of 77.00 feet; thence North 27 degrees 43 minutes 40 seconds East, a distance of 151.04 feet; thence North 17 degrees 12 minutes 17 seconds West, a distance of 203.09 feet to the POINT OF TERMINUS also being a point lying on the Southerly right of way of US Highway 98.

J.L.C.
RSC

DEED Individual Warranty Deed with Legal on Schedule A
Closures' Choice