

Return to: 779980
First Title Corporation
3237 Satellite Blvd., Bldg. 300,
Suite 450 Duluth, GA 30096

Prepared By:
First Title LLC
3237 Satellite Blvd, Suite 450
Duluth, GA 30096

Please send Tax Notice to:
Steven L Harnage and Deborah F. Harnage
65 Sam Marks Rd
Crawfordville, FL 32327-5031

Tax Parcel ID: 19-2S-01W-000-03936-000

WARRANTY DEED

THIS INDENTURE, Made this 25th day of June, 2007, by and between Richard D. Harnage and Lou Ella Harnage, his wife as party or parties of the first part, hereinafter called **GRANTOR**, whose address is 71 Sam Marks Rd, Crawfordville, FL 32327, and Steven L Harnage and Deborah F. Harnage, husband and wife, whose address is 65 Sam Marks Rd, Crawfordville, FL 32327-5031 as joint tenants with rights of survivorship, as party or parties of the second part, hereinafter called **GRANTEE** (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Richard D. Harnage and Lou Ella Harnage Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that certain property situated in the County of WAKULLA, and State of FLORIDA, being described as follows:

Commence at a concrete monument marking the southwest corner of the Northwest Quarter of Section 19, Township 2 South, Range 1 West, Wakulla County, Florida, and run thence East 540.51 feet to a concrete monument for the point of beginning. From said point of beginning continue East 86.90 feet to a concrete monument, thence run North 00 degrees 01 minutes 25 seconds East 417.14 feet; thence run South 89 degrees 50 minutes 31 seconds West 238.16 feet; thence run South 00 degrees 02 minutes 15 seconds West 53.67 feet; thence run North 89 degrees 51 minutes 43 seconds East 150.77 feet to a concrete monument; thence run South 00 degrees 02 minutes 44 seconds West 363.16 feet to the point of beginning. Containing 1.02 acres, more or less.

Also a 20 foot access easement lying 10.0 feet each side of the following described centerline;

Commence at a concrete monument marking the southwest corner of the Northwest Quarter of Section 19, Township 2 South, Range 1 West, Wakulla County, Florida, and run thence East 540.41 feet to a concrete monument, thence run North 00 degrees 02 minutes 44 seconds east 363.16 feet to a concrete monument, thence run South 89 degrees 51 minutes 43 seconds West 150.77 feet, thence run North 00 degrees 02 minutes 15 seconds East 10.00 feet to the point of beginning. From said point of beginning run South 89 degrees 51 minutes 43 seconds West 390.90 feet, more or less, to a point lying on the easterly right of way boundary of Sam Marks Road for the terminal point. The above description is taken from a survey by George E. Gunn, Jr. Surveying and Mapping, dated 06/13/2007, entitled "Boundary Survey for Steve & Debbie Harnage", recorded in Book 30, Page 743, Wakulla County, Florida records.

Being property known as 65 Sam Marks Rd, Crawfordville, FL 32327-5031, according to the present system of numbering houses in Wakulla County, Florida.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Tina M. Blackmon
Witness (Printed Name) Tina M. Blackmon

Richard D. Harnage
Richard D. Harnage

Tammy C. Brown
Witness (Printed Name) Tammy C. Brown

Lou Ella Harnage
Lou Ella Harnage

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 25th day of June, 2007, by Richard D. Harnage and Lou Ella Harnage and who ~~was~~ personally known to me or who produced the following identification: Fla. drivers' licenses

My commission number: DD395444
My commission expires: 3-27-09

Tammy C. Brown
(Signature of Notary)

Tammy C. Brown
(Printed Name of Notary)

NOTARY PUBLIC
 Tammy C. Brown
Commission # DD395444
Expires March 27, 2009
STATE OF FLORIDA Bonded Troy Fair - Insurance, Inc. 800-305-7619

Unofficial Copy