

Prepared by and return to:
Andrea V. Nelson
President
Nelson Law Firm, PLC
3071 Highland Oaks Terrace Suite A
Tallahassee, FL 32301
850-224-5700
File Number: 137.8
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of March, 2008 between Buckhorn First, LLC., a Florida limited liability corporation, formerly known as Buckhorn First, Inc., a Florida corporation whose post office address is 43 Greenlin Villa Rd., Crawfordville, FL 32327, grantor, and Wakulla County, a political subdivision of the State of Florida whose post office address is P.O. Box 1263, Crawfordville, FL 32326, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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:

Commence at a concrete monument marking the Southwest Corner of the Southeast Quarter of Section 4, Township 5 South, Range 2 West, Wakulla County, Florida; thence run North 00 degrees 17 minutes 01 seconds West 670.48 feet to a concrete monument; thence North 00 degrees 22 minutes 31 seconds West 137.95 feet; thence North 64 degrees 54 minutes 09 seconds East 420.85 feet to the POINT OF BEGINNING; thence from said POINT OF BEGINNING run North 19 degrees 33 minutes 01 seconds West 267.49 feet to appoint lying on the Southerly right of way line of U.S. Highway Number 319; thence run along said right of way line North 64 degrees 57 minutes 01 seconds East 60.28 feet; thence leaving said right of way line run South 19 degrees 33 minutes 01 seconds East 267.44 feet; thence South 64 degrees 54 minutes 09 seconds West 60.28 feet to the POINT OF BEGINNING, containing 0.37 of an acre more or less.

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Reserving unto themselves, their heirs, successors and assigns, or legal representatives, the reversion or reversions of same whenever abandoned by Wakulla County or used for any other purpose or discontinued by law.

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, 2007.

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:

Charika Huyler
Witness Name: Charika Huyler
Shaneal Hugabrook
Witness Name: Shaneal Hugabrook

Buckhorn First, LLC., a Florida limited liability corporation
By: Freddie Franklin, Sr., Managing Member

(Corporate Seal)

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 6th day of March, 2008 by Freddie Franklin, Sr., Managing Member of Buckhorn First, LLC., a Florida limited liability corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.



[Notary Seal]

Notary Public



ANDREA VALENCIA NELSON
Commission DD398494
Expires February 21, 2009
Bonded Thru Troy Fain Insurance 800-385-7019

Printed Name: _____

My Commission Expires: _____

Unofficial Copy

