

Prepared by and return to:  
Matt Mathews, Attorney at Law  
Florida Bar No. 858420  
Mathews Law Firm, P.A.  
277 Pinewood Drive  
Tallahassee, FL 32303  
(850) 681-9303

Parcel Identification No: 03-6S-02W-129-03707-022

[Space Above This Line For Recording Data]

Warranty Deed

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

**This Indenture** made this 7 day of November, 2008, between Steven R. Macchiarella, a married man, whose post office address is 1605 Germantown Parkway, No. 111-314, Cordova, Tennessee 38016, of the County of Shelby, State of Tennessee, Grantor\*, and Woodward Development, Inc., whose post office address is Omega Building, Suite 1-B, Samuel Lewis Avenue and 53<sup>rd</sup> East Street, Panama, Republic of Panama, 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, all of Grantor's right, title and interest in the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

(See attached Exhibit A)

THIS DEED IS PREPARED WITHOUT BENEFIT OF ABSTRACT OR TITLE SEARCH, THE LEGAL DESCRIPTION HAVING BEEN FURNISHED BY THE GRANTOR,

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.

[signatures and notary on next page]

**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:

*Finley Tomm Stubbs*  
Witness Name: Finley Tomm Stubbs

*Steven R. Macchiarella*  
Steven R. Macchiarella

*[Signature]*  
Witness Name: Kurt Lane

STATE OF Shelby  
COUNTY OF TN

The foregoing was acknowledged before me this 7 day of November, 2008, by Steven R. Macchiarella.

☒ Personally Known  
☐ Produced \_\_\_\_\_  
as identification

*Deedra L. Pulley*  
Notary Public  
(Stamp Name, Commission # and Expiration below)

MY COMMISSION EXPIRES: SEP 28 2010

Unofficial Copy



**EXHIBIT A**

Lot 4, Block "C," Riverbend Estates (An Unrecorded Subdivision):

COMMENCE at the Northeast corner of Section 3, Township 6 South, Range 2 West, Wakulla County, Florida, and run South 00 degrees 01 minutes 22 seconds East 3,373.61 feet along the East boundary line of Section 3 to a point, said point being the intersection of the East boundary line of Section 3 and the South right-of-way line of State Road No. 372, thence North 85 degrees 20 minutes 00 seconds West 662.36 feet along said South right-of-way line to a point, thence leaving said right-of-way run South 12 degrees 29 minutes 02 seconds East 404.95 feet to the POINT OF BEGINNING, thence continue South 12 degrees 29 minutes 02 seconds East 70.66 feet to a point, thence South 61 degrees 12 minutes 27 seconds West 325.32 feet to a point on the East right-of-way line of a 50.00 foot road, thence North 04 degrees 00 minutes 36 seconds West 113.66 feet along said East right-of-way line to a point, thence leaving aforementioned right-of-way line run North 67 degrees 59 minutes 18 seconds East 299.61 feet to the POINT OF BEGINNING, containing 0.5 acres, more or less.

LESS & EXCEPT THE FOLLOWING LEGAL:

EAST HALF OF LOT 4, BLOCK "C", RIVERBEND ESTATES (UNRECORDED):

Commence at the Northeast corner of Section 3, Township 6 South, Range 2 West, Wakulla County, Florida, and thence run South 00 degrees 01 minutes 22 seconds East along the East boundary line of said Section 3 a distance of 3,373.61 feet to the intersection with the Southerly right-of-way boundary of State Road No. 372, thence run North 85 degrees 20 minutes 00 seconds West along said right-of-way boundary 662.36 feet, thence run South 12 degrees 29 minutes 02 seconds East 404.95 feet to an iron pipe for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 12 degrees 29 minutes 02 seconds East 70.56 feet to an iron pipe, thence run South 61 degrees 15 minutes 52 seconds West 174.69 feet, thence run North 12 degrees 29 minutes 02 seconds West 91.51 feet, thence run North 68 degrees 03 minutes 26 seconds East 170.02 feet to the POINT OF BEGINNING containing 0.31 of an acre, more or less.

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