

Prepared By and Return To:

Timothy D. Padgett, Esquire
Timothy D. Padgett, P.A.
2878 Remington Green Circle
Tallahassee, Florida 32308

DEED IN LIEU OF FORECLOSURE

Grantor, **Barineau Larson Holdings, Inc., a Florida Corporation**, Grantor, in consideration of ten dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, received from **Ameris Bank**, Grantee, whose address is P.O. Box 899, Newberry, Florida 32669, does hereby, on this 28th day of April, 2010, convey to Grantee, its successors and assigns forever, the following described real property in Wakulla County, Florida:

SEE EXHIBIT "A".

Together with any and all easements, licenses, permits, reverter rights, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Subject to ad valorem taxes for 2010 and subsequent years.

Subject to the lien of that certain mortgage dated February 13, 2006, and recorded under Official Records Book 640, Page 9, of the Public Records of Wakulla County, Florida, in favor of the Grantee, the existence and validity of which lien the Grantor does hereby ratify, confirm, and acknowledge, and it is the specific intention of the Grantor and the Grantee that the lien of said mortgage does not and shall not merge with the title hereby conveyed, and such mortgage shall remain and continue as a valid and subsisting lien upon the property conveyed hereby. The deed is being accepted however, as consideration for release of the Grantor from further obligation under the note or mortgage, as well as any deficiency therefrom.

Grantor covenants that the property is free of all encumbrances except those expressly stated herein; that lawful seisin of the property and good right to convey the property are vested in Grantor; and that Grantor fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the above date.

WITNESSES AS TO GRANTOR:

Witness Signature

Print Name: Julia Drake

Witness Signature

Print Name: Thomas B. Woodward

Carol Barineau

Barineau Larson Holdings, Inc.

By: Carol Barineau

As Its: President

STATE OF FLORIDA
COUNTY OF LEON

BEFORE ME personally appeared, **CAROL BARINEAU, President, Barineau Larson Holdings, Inc.**, Grantor, ☒ personally known to me ☐ presented Drivers License as identification, who executed the foregoing instrument before me, and who acknowledged authority to execute this document on behalf of the aforesaid entity.

WITNESS my hand and official seal in the county and state last aforesaid this 28th day of April, 2010.



ADRIANNE BROWN
Commission DD 622522
Expires February 12, 2011
Bonded Thru Troy Fain Insurance 800-365-7019

Adrienne Brown
NOTARY PUBLIC

EXHIBIT "A"

Parcel One:

Part of Tract 17, Lake Ellen Park, unrecorded, being more particularly described as follows:

Begin at a concrete monument marking the Southeast corner of Lot 13, Block "D", of Lake Ellen Shore, Phase Two, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 67, of the Public Records of Wakulla County, Florida, and thence run North 14 degrees 46 minutes 15 seconds West along the Easterly boundary of said Block "D", 188.87 feet to a concrete monument, thence run North 21 degrees 41 minutes 46 seconds West along said Easterly boundary 339.92 feet to a concrete monument, thence run North 87 degrees 45 minutes 26 seconds East 382.32 feet, thence run South 01 degrees 29 minutes 57 seconds West 548.56 feet to the centerline of a 60.00 foot roadway and utility easement (Eagle Nest Lane), thence run North 88 degrees 30 minutes 03 seconds West along said centerline 500.71 feet to the Easterly right of way boundary of U.S. Highway No. 319, said point lying on a curve concave to the Southwesterly, thence run Northwesterly along said right of way boundary and along said curve with a radius of 2615.48 feet through a central angle of 00 degrees 40 minutes 22 seconds for an arc distance of 30.71 feet, the chord of said arc being North 12 degrees 00 minutes 15 seconds West 30.71 feet to a concrete monument marking the Southwest corner of said Lot 13, thence run South 88 degrees 30 minutes 03 seconds East along the Southerly boundary of said Lot 13 a distance of 313.17 feet to the Point of Beginning.

Subject to a roadway and utility easement over and across the Southerly 30.00 feet thereof.

AND ALSO:

Parcel Two:

Lot 12, Block "D", of Lake Ellen Shores (Phase Two), a subdivision as per map or plat thereof recorded in Plat Book 2, Page 67 of the Public Records of Wakulla County, Florida.

AND

Parcel Three:

Lot 11, Block "D" of Lake Ellen Shores (Phase Two), a subdivision as per map or plat thereof recorded in Plat Book 2, Page 67 of the Public Records of Wakulla County, Florida.