

Prepared by and return to:

Denise Brown
ADVANTAGE TITLE SERVICES, INC.
401 S. Florida Avenue
Lakeland, Florida 33801

File Number: 10-0350STAGE MASKELL

#16,171.65

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this October 21, 2010 between CHRISTOPHER D. MASKELL and KRISTINA M. MASKELL, husband and wife and CYNTHIA L. MASKELL, an unmarried person, whose post office address is 123 Barber Rd., Crawfordville, FL 32327, grantor, and RANDY E. BOX whose post office address is 60 Starling Trace, Crawfordville, Florida 32327, 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, successors and assigns forever, the following described land, situate, lying and being in Wakulla County, Florida to-wit:

Tract B:

Commence at a concrete monument marking the Southwest corner of Lot 72 of the Hartsfield Survey of lands in Wakulla County, Florida; and run N69°32'00"E 560.03 feet to a St. Joe Paper Company concrete monument; thence run N20°50'20"W 198.81 feet to a concrete monument lying on the Easterly maintained right of way of Timmons Road; thence run leaving maintained right of way run N69°20'58"E 15.00 feet to the proposed Easterly right of way of Timmons Road; thence run N21°21'53"W along said proposed right of way 182.35 feet; thence leaving said proposed Easterly right of way run N70°13'01"E 261.66 feet to the proposed Easterly right of way of the proposed 60.00 foot wide right of way of Barber Road for the Point of Beginning. From said Point of Beginning and leaving said proposed right of way run N70°13'01"E 38.51 feet; thence run N69°31'47"E 209.62 feet; thence run S22°07'16"E 116.35 feet; thence run S71°10'23"W 136.76 feet; thence run S21°27'23"E 5.46 feet to the proposed Easterly right of way of the proposed 60.00 foot wide right of way of said Barber Road; thence run N65°11'04"W along said proposed right of way 134.37 feet; thence run N62°10'48"W along said proposed right of way 30.56 feet to the Point of Beginning.

SUBJECT TO a 30.00 foot wide ingress and egress easement, being more particularly described as follows:

Commence at a concrete monument marking the Southwest corner of Lot 72 of the Hartsfield Survey of lands in Wakulla County, Florida; and run N69°32'00"E 560.03 feet to a St. Joe Paper Company concrete monument; thence run N20°50'20"W 198.81 feet to a concrete monument lying on the Easterly maintained right of way of Timmons Road; thence run leaving maintained right of way run N69°20'58"E 15.00 feet to the proposed Easterly right of way of Timmons Road; thence run N21°21'53"W along said proposed right of way 182.35 feet; thence leaving said proposed Easterly right of way run N70°13'01"E 261.66 feet to the proposed Easterly right of way of the proposed 60.00 foot wide right of way of Barber Road; leaving said proposed right of way run N70°13'01"E 38.51 feet; thence run N69°31'47"E 179.61 feet to the Point of Beginning. From said Point of Beginning continue N69°31'47"E 30.01 feet; thence run S22°07'16"E 116.35 feet; thence run S71°10'23"W 30.05 feet; thence run N22°07'16"W 115.49 feet to the Point of Beginning.

Parcel Identification Number: R 00-00-072-000-10184-005

More Commonly known as: 123 Barber Road, Crawfordville, Florida 32327

SUBJECT TO easements and restrictions of record, if any, and taxes for the year 2010 and subsequent years.

Together with all the rights, easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all improvements, structures, fixtures and replacements, all of which shall be deemed to be a part of the property.

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 as stated herein.

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 Sign: [Signature]
Print Witness Name: JEFF DAVIS

Witness Sign: [Signature]
Print Witness Name: YVONNE BUSBY

[Signature]
CHRISTOPHER D. MASKELL

[Signature]
KRISTINA M. MASKELL

[Signature]
CYNTHIA L. MASKELL

State of Florida
County of Levy

The foregoing instrument was acknowledged before me this October 21, 2010 by CHRISTOPHER D. MASKELL and KRISTINA M. MASKELL, husband and wife and CYNTHIA L. MASKELL, an unmarried person, who are personally known or have produced driver's license(s) as identification.

(Notary Seal)

[Signature]
Notary Public

Printed Name: JEFF L DAVIS

My Commission Expires: 9-15-11

