

Return to:
Name:
Address:

This Instrument Prepared by:
James McCammon
4 Old Woodville Rd.
Crawfordville, FL 32327

Property Appraisers Parcel I.D. (Folio) Number(s):

WARRANTY DEED

This Warranty Deed Made the 10th day of March, 2011, by James E. McCammon, Sr. and Mary McCammon, husband and wife, hereinafter called the grantor, whose post office address is: 4 Old Woodville Rd., Crawfordville, FL 32327

to James E. McCammon, Sr. and Mary McCammon, husband and wife, whose post office address is: 4 Old Woodville Rd., Crawfordville, FL 32327, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, to wit:

See Exhibit "A" attached hereto

The property ~~is~~ the homestead of the Grantor(s).
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, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Witness Signature: [Signature]
Printed Name: David Zein-Eldin

Witness Signature: [Signature]
Printed Name: Guy N. Thomas

[Signature]
James E. McCammon, Sr.

[Signature]
Mary McCammon

Witness Signature: _____
Printed Name: _____

Witness Signature: _____
Printed Name: _____

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 10th day of March, 2011, by James E. McCammon, Sr. and Mary McCammon, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

[Signature]
Notary Public Signature
Printed Name: _____
Serial Number _____

(SEAL)



EXHIBIT A

Edwin G. Brown
& Associates, Inc.
SURVEYORS * MAPPERS * ENGINEERS

NOVEMEER 19, 2009

JAMES "MAC" McCAMMON

1.89 ACRES

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Begin at a rod and cap marking the intersection of the North boundary line of Section 20, Township 2 South, Range 1 East with the Westerly right of way line of the St. Marks Bike Trail of lands in Wakulla County, Florida for the POINT OF BEGINNING; thence leaving said POINT OF BEGINNING run South 10 degrees 58 minutes 42 seconds East along said Westerly right of way line for a distance of 355.26 feet to a re-bar; thence leaving said Westerly right of way line run South 79 degrees 30 minutes 41 seconds West 228.84 feet to a re-bar; thence North 08 degrees 07 minutes 37 seconds West 394.18 feet to a concrete monument lying on the Northerly boundary line of said Section 20; thence North 89 degrees 56 minutes 55 seconds East along said Northerly boundary line for a distance of 213.09 feet for the POINT OF BEGINNING, containing 1.89 acres, more or less.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.



WADE G. BROWN
Surveyor & Mapper
Florida Certificate No. 5959
(LB 6475)

MAR 10 2011

89-394PSC:32779

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