

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.  
Susan S. Thompson, Esq.  
Frank S. Shaw, III, Esq.

Address: Smith, Thompson, Shaw, Minacci & Colon, PA  
Fourth Floor, 3520 Thomasville Rd.  
Tallahassee, Fl. 32309  
20123341AMO

Parcel I.D. #: 00-00-073-178-10186-C02

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 28th day of December, A.D. 2012, by JOANN DANIELS A/K/A DANIELS JO ANN, A MARRIED WOMAN, hereinafter called the grantor, to ROBERT L. DOWDRICK and MEGAN DOWDRICK, HUSBAND AND WIFE, whose post office address is 7 MULBERRY CIRCLE, CRAWFORDVILLE, FL 32327, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Wakulla County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THE HEREIN REFERENCED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to taxes for the year 2013 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

**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 grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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, 2012.

**In Witness Whereof**, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan S Thompson  
Witness Signature

SUSAN S THOMPSON  
Printed Name

Carol Ann Williams  
Witness Signature

CAROL ANN WILLIAMS  
Printed Name

State of Florida  
County of LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared JOANN DANIELS A/K/A DANIELS JO ANN, A MARRIED WOMAN, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and that I relied upon the following form of identification of the above-named person: Driver License and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 28th day of December, A.D. 2012.

\_\_\_\_\_  
Notary Public Rubber Stamp Seal

Susan S Thompson  
Notary Signature

\_\_\_\_\_  
Printed Notary Signature

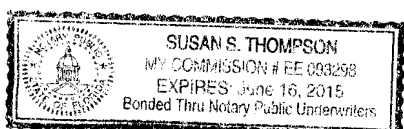


EXHIBIT "A"

THE WEST HALF OF LOT 2, BLOCK "C", OF TRICE ESTATES, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 71, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF TRICE LANE, AND RUN THENCE NORTH 16 DEGREES 39 MINUTES 46 SECONDS WEST ALONG SAID RIGHT OF WAY 181.74 FEET TO A POINT OF CURVE TO THE RIGHT, THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 30.05 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 56 MINUTES 56 SECONDS FOR AN ARC DISTANCE OF 47.15 FEET (THE CHORD OF SAID ARC BEARS NORTH 28 DEGREES 29 MINUTE. 59 SECONDS EAST 42.64 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF MULBERRY DRIVE, THENCE NORTH 73 DEGREES 17 MINUTES 33 SECONDS EAST ALONG SAID RIGHT-OF-WAY 115.40 FEET, THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 16 DEGREES 39 MINUTES 46 SECONDS EAST 211.74 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 2, THENCE SOUTH 73 DEGREE 16 MINUTES 28 SECONDS WEST ALONG SAID SOUTHERLY BOUNDARY 145.64 FEET TO THE POINT OF BEGINNING.

AND BEING SUBJECT TO AN ACCESS EASEMENT.

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