

This instrument was prepared by
or under the supervision of and
AFTER RECORDING, RETURN TO:
Gerald C. Thomas, Esquire
Ausley & McMullen, P.A.
Post Office Box 391
Tallahassee, Florida 32302

WARRANTY DEED

THIS WARRANTY DEED, made and executed as of the 18th day of June, 2014, by **POSEY'S ON THE RIVER, INC.**, a dissolved Florida corporation (hereinafter referred to as "**Grantor**"), whose post office address is 55 Riverside Drive, St. Marks, Florida 32355, to **KEY WEST NORTH, LLC**, a Florida limited liability company (hereinafter referred to as "**Grantee**"), whose post office address is Post Office Box 128, St. Marks, Florida 32355.

W I T N E S S E T H:

That Grantor, its successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, and in furtherance of winding up and liquidating its business and affairs as provided in §607.1705(1), *Florida Statutes*, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and does hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following described parcel of real property located in Wakulla County, Florida, more particularly described on **Exhibit "A"** attached hereto.

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with Grantee that the real property is free and clear of all encumbrances, and that, subject to easements and restrictions of record, Grantor hereby fully warrants the title to the above-described real property and will defend the same against the lawful claims of all persons whomsoever.

Grantor hereby represents and warrants that the above-described property is neither the homestead or residence of Grantor or a member of Grantor's family, nor is the above-described property adjacent to the homestead or residence of Grantor or a member of Grantor's family.

The undersigned persons executing this instrument on behalf of the dissolved Grantor corporation do hereby warrant, swear, and confirm that on the date of dissolution of said corporation, the undersigned John Gunter was the President thereof, and the undersigned Daphne Beckham was were the Vic-President, Secretary and Treasurer thereof, and the conveyance effectuated by this instrument is necessary and appropriate to wind up and liquidate the business and affairs of said corporation.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered effective as of the date and year first stated above.

Signed, sealed, and delivered
in the presence of:

POSEY'S ON THE RIVER, INC., a dissolved Florida
corporation

[Signature]
(1st Witness-Signature)

Gerald C. Thomas
(1st Witness-Printed Name)

[Signature]
(2nd Witness-Signature)

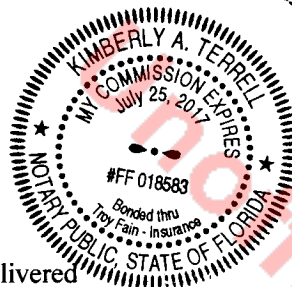
Kimberly A. Terrell
(2nd Witness-Printed Name)

By: Daphne Beckham
DAPHNE BECKHAM, as it authorized agent
pursuant to §607.1405(1), *Florida Statutes*, for the
purpose of winding up and liquidating its business and
affairs pursuant to §607.1405(1)(e), *Florida Statutes*

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 18 day of June, 2014, by **DAPHNE BECKHAM**, as authorized agent of **POSEY'S ON THE RIVER, INC.**, a dissolved Florida corporation, for the purpose of wining up and liquidating its business and affairs pursuant to §607.1405(1)(e), *Florida Statutes*, on behalf of said entity. Such person: () is personally known to me; () produced a current driver's license as identification; or () produced _____ as identification.

(Notarial Seal)



[Signature]
(Signature of Notary Public)

(Typed or Printed Name of Notary Public)

Signed, sealed, and delivered
in the presence of:

POSEY'S ON THE RIVER, INC., a dissolved Florida
corporation

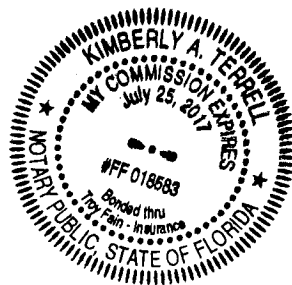
[Signature]
(1st Witness-Signature)

Gerald C. Thomas
(1st Witness-Printed Name)

[Signature]
(2nd Witness-Signature)

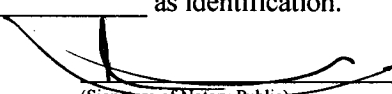
Kimberly A. Terrell
(2nd Witness-Printed Name)

By: John Gunter
JOHN GUNTER, as it authorized agent pursuant
to §607.1405(1), *Florida Statutes*, for the purpose
of winding up and liquidating its business and
affairs pursuant to §607.1405(1)(e), *Florida Statutes*



STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 18 day of June, 2014, by **JOHN GUNTER**, as authorized agent of **POSEY'S ON THE RIVER, INC.**, a dissolved Florida corporation, for the purpose of winding up and liquidating its business and affairs pursuant to §607.1405(1)(e), *Florida Statutes*, on behalf of said entity. Such person: () is personally known to me; (☒) produced a current driver's license as identification; or () produced _____ as identification.


(Signature of Notary Public)

(Notarial Seal)

(Typed or Printed Name of Notary Public)

Unofficial Copy

EXHIBIT "A"

PARCEL I

PART OF LOT 15 AND PART OF BLOCK "C" AS PER MAP OF O.P. SHIELDS SUBDIVISION IN THE TOWN OF ST. MARKS (UNRECORDED) AND PART OF A 30.0 FOOT ABANDONED ROADWAY, AND PART OF A 25.0 FOOT ROADWAY TO BE ABANDONED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A PERMANENT REFERENCE MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA AND RUN THENCE NORTH 89 DEGREES 28 MINUTES WEST 427.10 FEET TO A PERMANENT REFERENCE MONUMENT, THENCE SOUTH 20 DEGREES 12 MINUTES 30 SECONDS EAST 202.80 FEET, THENCE SOUTH 20 DEGREES 33 MINUTES 30 SECONDS EAST 480.9 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 20 DEGREES 33 MINUTES 30 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF STATE ROAD NO. 30 A DISTANCE OF 131.6 FEET TO THE NORTHERLY RIGHT OF WAY BOUNDARY OF RIVERSIDE DRIVE, THENCE SOUTH 69 DEGREES 26 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY BOUNDARY AND A PROJECTION THEREOF 100.00 FEET, THENCE NORTH 20 DEGREES 33 MINUTES 30 SECONDS WEST 36.95 FEET, THENCE SOUTH 69 DEGREES 32 MINUTES 18 SECONDS WEST 16.5 FEET TO A CONCRETE MONUMENT ON THE BOUNDARY OF PROPERTY DEEDED TO THE TENNACO OIL COMPANY, THENCE NORTH 20 DEGREES 27 MINUTES 42 SECONDS WEST ALONG SAID BOUNDARY 94.70 FEET, THENCE NORTH 69 DEGREES 26 MINUTES 30 SECONDS, EAST 116.57 FEET TO THE POINT OF BEGINNING.

AND ALSO,

PARCEL II

THE EAST 61.9 FEET OF LOT 1, BLOCK "D" AND THE WEST 3.1 FEET OF LOT 2, BLOCK "D", ACCORDING TO THE UNRECORDED PLAT OF A SURVEY EXECUTED BY H. G. CHESLEY, IN MARCH 1934, REG. LAND SURVEYOR UNDER LAWS OF THE STATE OF FLORIDA, FOR GEORGE HODGES OF JACKSONVILLE, FLORIDA AND O. P. SHIELDS OF ST. MARKS, FLORIDA AND BETTER DESCRIBED AS FOLLOWS: COMMENCING AT A U.S. GOVERNMENT MONUMENT MARKING THE QUARTER (1/4) CORNER OF THE NORTH BOUNDARY OF FRACTIONAL SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST, RUN THENCE SOUTH 87 DEGREES 50 MINUTES WEST ONE HUNDRED AND SIX AND FIVE TENTHS (106.5) FEET, THENCE SOUTH 23 DEGREES 13 MINUTES EAST SEVEN HUNDRED AND FIFTY ONE AND TWO TENTHS (751.2) FEET, THENCE SOUTH 66 DEGREES 47 MINUTES WEST FOUR HUNDRED AND FOURTEEN AND NINE TENTHS (414.9) FEET TO A POINT HEREINAFTER DESIGNATED AS POINT A WHICH IS THE POINT OF BEGINNING OF LAND DESCRIBED. FROM SAID POINT OF BEGINNING DESIGNATED AS POINT A RUN THENCE SOUTH 23 DEGREES 13 MINUTES EAST ONE HUNDRED AND SEVENTY FIVE ONE-HUNDREDTHS (100.75) FEET MORE OR LESS TO THE NORTH SHORE OF THE ST. MARKS RIVER TO A POINT HEREIN AFTER DESIGNATED AS POINT B AND BEGINNING AGAIN AT THE AFORESAID POINT DESIGNATED AS POINT A RUN THENCE SOUTH 66 DEGREES 47 MINUTES WEST SIXTY-FIVE (65) FEET, THENCE SOUTH 23 DEGREES 13 MINUTES EAST ONE HUNDRED AND SIXTEEN AND NO TENTHS (116.0) FEET, MORE OR LESS, TO THE NORTH SHORE OF THE ST. MARKS RIVER, THENCE IN A NORTHEASTERLY DIRECTION ALONG THE NORTH SHORE OF THE ST. MARKS RIVER TO THE POINT DESIGNATED AS POINT B; THE SAID PROPERTY BEING LOCATED IN THE TOWN OF ST. MARKS AND BEING SITUATE IN GOVERNMENT LOT 6, SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 EAST.

Wakulla County Parcel Nos. 11-4S-01E-073-05829-000, 11-4S-01E-073-05833-000 and 11-4S-01E-073-05833-001.