

Prepared by and return to:

**Joseph R. Boyd, Esq.**

Attorney at Law

Tallahassee Title Group, LLC

1407 Piedmont Drive East

Tallahassee, FL 32308

850-580-2222

File Number: Jonathan.FCCU

Will Call No.: N/A

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## Special Warranty Deed

**This Special Warranty Deed** made this 1<sup>st</sup> day of May, 2015 between **First Commerce Credit Union f/k/a Florida Commerce Credit Union**, whose post office address is **P.O. Box 6416, Tallahassee, FL 32314**, grantor, and **David Jonathan** whose post office address is **1518 Kismet Parkway E, Cape Coral, FL 33909**, 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 and assigns forever, the following described land, situate, lying and being in **Wakulla County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

**Parcel Identification Number: 19-2S-01W-000-03929-000**

Subject to taxes for 2015 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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 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 claiming by, through or under grantors.

**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:

First Commerce Credit Union f/k/a Florida Commerce Credit Union

Loretta Edward  
Witness Name: Loretta Edward  
Sammy Arnold  
Witness Name: Sammy Arnold

By: Dennis G. Adams  
Dennis G. Adams, as Vice President and Chief Financial Officer

State of Florida  
County of Leon

The foregoing instrument was acknowledged before me this 15 day of May, 2015 by Dennis G. Adams, as Vice President and Chief Financial Officer, of First Commerce Credit Union f/k/a Florida Commerce Credit Union, on behalf of said credit union.  He/she  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Terricina Allen Griffin  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Unofficial Copy

## Exhibit A

Begin at a concrete monument marking the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 2 South, Range 1 West, Wakulla County, Florida; thence from said POINT OF BEGINNING run South 00 degrees 06 minutes 56 seconds West 990.34 feet to a concrete monument; thence South 89 degrees 55 minutes 24 seconds East 792.05 feet to a concrete monument; thence North 00 degrees 06 minutes 56 seconds East 208.70 feet to a rod and cap; thence North 89 degrees 46 minutes 02 seconds East 208.72 feet to a rod and cap; thence South 00 degrees 06 minutes 56 seconds West 256.87 feet to a rod and cap lying on the Northerly right of way line of New Light Church road, said point lying in a curve to the left having a radius of 2651.31 feet; thence Northeasterly along said curve and said right of way line for 343.44 feet, thru a central angle of 07 degrees 25 minutes 19 seconds, chord of said arc being North 86 degrees, 02 minutes 42 seconds East 343.20 feet to a rod and cap marking the intersection of said right of way line with the approximate centerline of a 120 foot wide City of Tallahassee Power line easement; thence leaving said Northerly right of way line run along said centerline North 00 degrees 02 minutes 17 seconds West 516.55 feet to a rod and cap; thence leaving said centerline run North 80 degrees 40 minutes 41 seconds West 276.73 feet to a rod and cap; thence North 80 degrees 40 minutes 14 seconds West 452.44 feet to a rod and cap; thence North 80 degrees 40 minutes 14 seconds West 62.33 feet to a rod and cap; thence North 51 degrees 46 minutes 53 seconds West 208.40 feet to a rod and cap; thence South 89 degrees 56 minutes 08 seconds West 180.20 feet to a rod and cap; thence North 03 degrees 09 minutes 58 seconds West 242.09 feet to a rod and cap; thence South 89 degrees 56 minutes 08 seconds West 202.37 feet to the POINT OF BEGINNING.

SUBJECT TO a 120 foot wide City of Tallahassee Power line Easement lying over and across the Easterly 60 feet described thereof.

SUBJECT TO a 60 foot wide access easement lying over and across a portion of the Easterly 60 feet described thereof.

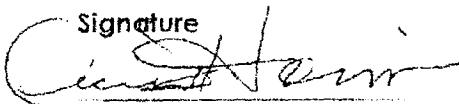
Parcel Identification Number: 19-2S-01W-000-03929-000

## Exhibit "A"

## FIRST COMMERCE CREDIT UNION

## BOARD OF DIRECTORS CORPORATE RESOLUTION

RESOLVED, that the below listed individuals of the Credit Union be and are hereby authorized for and on behalf of First Commerce Credit Union to sign on behalf of the Credit Union. Said officer and/or agent is further authorized to execute any documents, exercise any contractual right, assign and endorse for transfer any interest, and provide such additional information and execute such other documents as may be required in furtherance of all lawful and authorized business on behalf of the Credit Union. This policy will be reviewed annually by the Board. In the event that any person listed below ceases to be in the employment of the Credit Union, their respective authority is revoked.

Name	Title	Signature
<u>Cecilia Hornison</u>	<u>Chief Executive Officer</u>	
<u>Mary B. Estes</u>	<u>Sr. VP/Chief Operating Officer</u>	<u>Mary B Estes</u>
<u>Dennis G. Adams</u>	<u>VP/Chief Financial Officer</u>	<u>Dennis G Adams</u>

I, Canita Petersen, Secretary of First Commerce Credit Union, a credit union formed as a state-chartered credit union under the laws of the State of Florida, hereby certify that the foregoing is a true copy of a resolution duly adopted by the Board of Directors of said Credit Union at a meeting held the 25 day of January, 2014, at which a quorum was present and voting, and that the same has not been repealed or amended and remains in full force and effect and does not conflict with the Articles of Incorporation, Regulations or By-Laws of said Credit Union.

Dated this 25 day of January, 2014.

First Commerce Credit Union

By: Canita Petersen  
Title: Secretary, Board of Directors

SEAL