

Prepared by and After Recording, Return to:

TERRY C. NELSON
1446 RACHEL LANE
TALLAHASSEE FL 32308

SPECIAL WARRANTY DEED

This Special Warranty Deed is made by TERRY C. NELSON (hereinafter referred to as "Grantor"), whose post office address is 1446 RACHEL LANE, TALLAHASSEE FL 32308, to ACORN WA PANACEA OAKS REAL ESTATE, LLC (hereinafter referred to as "Grantee"), whose post office address is 4675 MACARTHUR CT., 15th FL, NEWPORT BEACH, CA 92100.

Grantor, 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 of which consideration are hereby acknowledged, and upon and subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of the real property situated in Wakulla County, Florida, described on Exhibit A attached hereto and made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto, and together with any right, title and interest of Grantor in and to all improvements located thereon and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

The Property Appraiser's Property Identification Number for the Property is 12-6S-02W-000-03876-000.

Grantor hereby conveys the Property unto Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that at the time of delivery of this Special Warranty Deed, the Property is free from all encumbrances made by Grantor, and Grantor does hereby warrant and will defend title to the Property and singular the Property unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not otherwise.

By acceptance of this Special Warranty Deed, Grantee assumes payment of all real property taxes due and outstanding on the Property for the year 2014 arising after the date hereof and for subsequent years.

Executed on the 17th day of September, 2014.

The land is not the homestead of the Grantor under the laws and constitution of the state of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

WITNESSES:

Stephanie Sunday
Printed/Typed Name: Stephanie Sunday

GRANTOR:

Terry C. Nelson
Printed/Typed Name: Terry C. Nelson
an individual

Virginia R. Madewell
Printed/Typed Name: VIRGINIA R. MADEWELL

THE STATE OF FLORIDA
COUNTY OF LEON

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On this 17th day of September, 2014, before me personally appeared Terry Nelson, known to me or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and she thereupon duly acknowledged to me that he/she executed the same to be her free act and deed..

Stephanie Sunday
Notary Public of the State of FLORIDA

Stephanie Sunday
Printed/Typed Name of Notary



My Commission Expires: 8/8/16

Personally known

OR Produced Identification _____

Type of Identification Produced _____

Unofficial Copy

EXHIBIT "A"
[Legal Description]

Commence at the intersection of the West boundary line of the right of way of State Road No. 30 (U.S. #98) and the North boundary line of the right of way of State Road No. S-372, Wakulla County, Florida; and run South 82 degrees 19 minutes West, 137.2 feet; then run South 86 degrees 36 minutes West, 171.9 feet along the North boundary line of the right of way of said State Road No. S-372; thence leaving said right of way boundary, run North 3 degrees 44 minutes West, 63.2 feet to the Point of Beginning. From said Point of Beginning, continue North 3 degrees 44 minutes West, 100 feet; thence run North 86 degrees 36 minutes East, 70 feet; thence run South 3 degrees 44 minutes East, 100 feet; thence run South 86 degrees 44 minutes West, 70 feet to the Point of Beginning.

Also a perpetual easement for a right of way 10 feet wide and 63.2 feet long, lying along the Easterly side of a line running South 3 degrees 44 minutes East from the Southwest corner of the above described tract of land to a point on the North boundary line of the right of way of State Road No. S-372.

More particularly described by recent survey dated July 23, 2002 and prepared by Edwin G. Brown and Associates, Inc., Job #00-065 as follows:

Commence at a rod and cap marking the intersection of the Westerly right of way boundary of U.S. Highway No. 98 and the Northerly right of way boundary of County Road No. 372, in Section 12, Township 6 South, Range 2 West, Wakulla County, Florida; and thence run South 82 degrees 35 minutes 42 seconds West along said Northerly right of way boundary, 137.20 feet to a rod and cap marking a point of curve to the right; thence run Southwesterly along said right of way and along said curve with a radius of 1106.28 feet thru a central angle of 08 degrees 50 minutes 12 seconds for an arc distance of 170.62 feet; the chord of said arc being South 86 degrees 57 minutes 47 seconds West, 170.45 feet to an iron pipe; thence run North 05 degrees 02 minutes 41 seconds West, 62.29 feet to an iron pipe for the Point of Beginning. From said Point of Beginning, thence run North 03 degrees 44 minutes 00 seconds West, 100.04 feet to an iron pipe; thence run North 86 degrees 11 minutes 09 seconds East, 70.10 feet to an iron pipe; thence run South 03 degrees 55 minutes 17 seconds East, 100.12 feet to an iron pipe; thence run South 86 degrees 15 minutes 04 seconds West, 70.43 feet to the Point of Beginning.

Together with a perpetual easement for a right of way 10 feet wide and 63.2 feet long, lying along the Easterly side of a line running South 3 degrees 44 minutes East from the Southwest corner of the above described tract of land to a point on the North boundary line of the right of way of State Road No. S-372.