

Prepared By and Return To:
Manausa Law Firm, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

File No. 15-760

Property Appraiser's Parcel ID. (folio) Number(s)
016S02W14703576F30

WARRANTY DEED

THIS WARRANTY DEED dated June 24, 2015, by Maynard L. Bozik, a married man, hereinafter called the grantor, to K&N Group, LLC, a Florida limited liability company, whose post office address is P.O. Box 20438, Tallahassee, Florida 32316, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County, Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

The Grantor hereby represents and affirms that the subject property is not the *homestead of the Grantor* nor is it contiguous to the homestead of the Grantor.

Subject to easements, restrictions, reservations and limitations of recorded, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: December 31, 2014

WARRANTY DEED
(Continued)

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:

KLS
(Witness Signature)

Kyle Shaw

Leandra J. Crowe
(Witness Signature)

Leandra J. Crowe

Maynard L. Bozik

Maynard L. Bozik

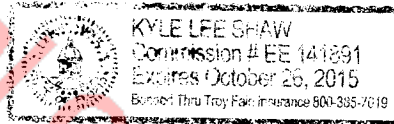
3106 Ortega Drive
(Address)

Tallahassee, Florida 32312
(Address)

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 24 day of June, 2015 by Maynard L. Bozik who is personally known to me or who has produced TE DE as identification.

KLS
Notary Public



Unofficial Copy

Exhibit "A"

BEGIN AT A CONCRETE MONUMENT (MARKED #2919) MARKING THE NORTHEAST CORNER OF LOT 47, BLOCK C OF TARPINE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 36, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA. FROM SAID POINT OF BEGINNING RUN NORTH 57 DEGREES 18 MINUTES 35 SECONDS EAST 119.12 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY NO. 98; THENCE RUN SOUTH 45 DEGREES 42 MINUTES 26 SECONDS EAST ALONG SAID RIGHT-OF-WAY BOUNDARY 185.92 FEET TO A CONCRETE MONUMENT (MARKED #2919) MARKING A POINT OF CURVE TO THE RIGHT, THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY AND SAID CURVE WITH A RADIUS OF 3334.41 FEET, THROUGH A CENTRAL ANGLE OF 02 DEGREES 45 MINUTES 10 SECONDS, FOR AN ARC DISTANCE OF 160.21 FEET, CHORD BEING SOUTH 44 DEGREES 19 MINUTES 51 SECONDS EAST 160.19 FEET TO RE-ROD (MARKED #7160) MARKING A POINT OF COMPOUND CURVE; THENCE RUN SOUTHEASTERLY AND SOUTHERLY ALONG SAID RIGHT-OF-WAY BOUNDARY AND SAID COMPOUND CURVE WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 91 DEGREES 02 MINUTES 26 SECONDS, FOR AN ARC DISTANCE OF 47.67 FEET, CHORD BEING SOUTH 02 DEGREES 33 MINUTES 57 SECONDS WEST 42.81 FEET TO RE-ROD (MARKED #7160) LYING ON THE INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF TARPINE DRIVE, THENCE RUN SOUTH 48 DEGREES 04 MINUTES 26 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY BOUNDARY 178.11 FEET TO A CONCRETE MONUMENT (MARKED 2919) MARKING A POINT OF CURVE TO THE RIGHT; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY BOUNDARY AND SAID CURVE WITH A RADIUS OF 324.53 FEET, THROUGH A CENTRAL ANGLE OF 45 DEGREES 55 MINUTES 58 SECONDS, FOR AN ARC DISTANCE OF 260.17 FEET, CHORD BEING SOUTH 71 DEGREES 04 MINUTES 07 SECONDS WEST 253.26 FEET TO A CONCRETE MONUMENT (MARKED #2919), THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY RUN NORTH 03 DEGREES 52 MINUTES 27 SECONDS EAST 425.00 FEET TO THE POINT OF BEGINNING.

Official Copy