

REC. 536 PAGE 607

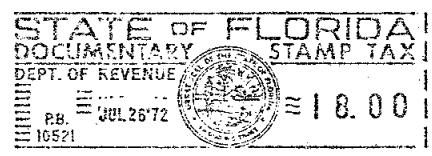
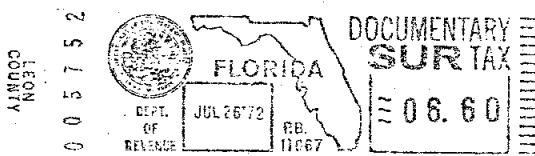
LIMITED WARRANTY DEED

THIS INDENTURE, Made this 30<sup>th</sup> day of JUNE, A. D. 1969, BETWEEN JOHN E. STEAD and IRENE R. STEAD, husband and wife, of the County of Leon, State of Florida, parties of the first part, and WAYNE CRAWLEY and SHARON L. CRAWLEY, his wife whose post office address is RFD # 7, BOX 1313-A, TALLAHASSEE, of the County of LEON, in the State of FLORIDA parties of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Leon in the State of Florida, to-wit:

Commence at the SE Corner of the SW 1/4 of Section 10, T-1-N, R-2-E, and run thence West along the South line of Said Section 10, 209.87 feet; thence N-00°30'-W, 490.25 feet; thence S-81°20'-W, 1150 feet; thence N-00°30'-W, 510 feet; thence N-89°56'-W, 30 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING, run, Thence, N-89°56'-W, 360 feet; thence S-00°30'-E, 340 feet; thence, N-89°56'-W, 95 feet; thence S-00°30'-E, 206.05 feet; thence, S-89°56'-E, 455.0 feet; thence, N-00°30'-W, 546.05 feet to the POINT OF BEGINNING, being 5.0 acres more or less, all lying and being in the Southwest Quarter of Section 10, T-1-N, R-2-E, Leon County, Florida.



SUBJECT to restrictive covenants of record recorded in Deed Book 251 at page 207 of the public records in the office of the Clerk of the Circuit Court in and for Leon County, Florida.

ALSO: Giving and granting unto the said parties of the second part an easement in common with the grantors, other property owners adjacent to the hereinafter described real estate and members of the public over and across the hereinafter described streets and roadways for means of ingress and egress to the hereinabove described property to other tracts of land adjacent to such streets and roadways, which are situate in the County of Leon, State of Florida, and more particularly described as follows:

A strip of land 60 feet in width lying 30 feet on each side of a center line described as follows: Commence at the Southeast corner of the Southwest one quarter of Section 10, Township 1 North, Range 2 East and run thence West along the South line of said Section 10, 209.87 feet; run thence North 90 degrees, 30 minutes West, 101.54 feet to point of beginning. From said point of beginning run North 00 degrees, 30 minutes West, 382.71 feet; thence South 81 degrees, 28 minutes West, 1150 feet; thence North 00 degrees, 30 minutes West, 840 feet; thence South 89 degrees, 56 minutes East, 835.31 feet; thence North 60 degrees, 30 minutes West, 290 feet; thence South 89 degrees, 56 minutes East, 800 feet; thence North 00 degrees, 30 minutes West, 2454.60 feet; thence North 89 degrees, 56 minutes West, 1130 feet; thence North 00 degrees, 30 minutes West, 800 feet; thence run South 85 degrees, 44 minutes West, 249.78 feet; thence North 75 degrees, 37 minutes West, 338.58 feet; then North 82 degrees, 22 minutes West, 438.10 feet to the center line of a paved county road which is the end of said centerline.

ALSO: A strip of land 60 feet in width lying 30 feet on each side of a center line described as follows: Commence at the Southeast corner of the Southwest one quarter of Section 10, Township 1 North, Range 2 East, and run thence West along the South line of said Section 10, 209.87 feet; run thence North 60 degrees, 30 minutes West, 490.25 feet; thence South 81 degrees, 28 minutes West, 803.66 feet to a point of beginning; From said point of beginning run thence North 00 degrees, 30 minutes West, 277.22 feet; thence North 89 degrees, 56 minutes West, 415.31 feet to a point which is the center of a circle with a radius of 50 feet which circle terminates the 60 foot strip.

ALSO: A strip of land 60 feet in width lying 30 feet on each side of a center line described as follows: Commence at the Southeast corner of the Southwest one quarter of Section 10, Township 1 North, Range 2 East, and run thence West along the South line of said Section 10, 209.87 feet; run thence North 60 degrees, 30 minutes West, 490.25 feet; thence South 81 degrees, 28 minutes West, 1150 feet; thence North 00 degrees, 30 minutes West, 840 feet to a point of beginning. From said point of beginning run thence North 89 degrees, 56 minutes West, 420.00 feet; thence South 00 degrees, 30 minutes East, 610.00 feet; thence North 00 degrees, 30 minutes West, 1030.30 feet; thence South 89 degrees, 56 minutes East, 1185.31 feet; thence South 23 degrees, 41 minutes East, 250.98 feet; thence North 28 degrees, 41 minutes West, 250.98 feet; thence North 00 degrees, 30 minutes West, 1814.60 feet; thence North 89 degrees, 56 minutes West, 710.00 feet; thence North 00 degrees, 30 minutes West, 420 feet to the end of said centerline.

and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except as to said restrictive covenants.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Wayne L. Crawley

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JOHN E. STEAD and IRENE R. STEAD, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 30<sup>th</sup> day of JUNE, A. D. 1969.

Prepared by:  
John E. Stead  
P.O. Box 1754

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
My Commission Expires: July 31, 1974  
My Commission Expires Dec. 19, 1973  
Issued by American Tax & Credit Co.