

WARRANTY DEED

THIS INDENTURE, Made this 24th day of June, 1976, Between 1ST 14TH CORPORATION, a Florida corporation of the County of Leon, State of Florida, grantor, and JAMES A. DANFORD, of the County of Leon, State of Florida, grantee

WITNESSETH:

That said grantor, for and in consideration of the sum of Ten and No/100 Dollars, 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 Leon County, Florida, to-wit:

Commence at a nail and cap in the approximate center-line of the Centerville Road, said point being located 2494.05 feet South and 1112.25 feet West of the Northeast corner of Section 20, Township 1 North, Range 1 East, Leon County, Florida, and run thence North 41°15'50" West 1230.42 feet to an old iron pipe, thence North 52°24'46" East along an old fence line 410.37 feet to an old concrete monument, thence North 52°28'14" East along the Southeasterly right of way boundary of Armistead Road 571.33 feet to a point of curve to the right, thence along said right of way curve with a radius of 30.00 feet, through a central angle of 89°39'33", for an arc distance of 46.95 feet to the Southwesterly right of way boundary of Woodgate Way, thence South 37°52'13" East along said Southwesterly right of way boundary 347.00 feet to the Point of Beginning. From said Point of Beginning continue South 37°52'13" East along said Southwesterly right of way boundary 99.69 feet, thence South 52°13'50" West 127.24 feet, thence North 37°31'46" West 130.04 feet, to the Southeasterly right of way boundary of a proposed 60.0 foot roadway, run thence North 52°28'14" East along said proposed right of way a distance of 96.65 feet to a point of curve to the right, run thence along said right of way curve with a radius of 30.00 feet, through a central angle of 89°39'33", for an arc distance of 46.95 feet to the Point of Beginning.

SUBJECT to the following restrictions which shall run with the land and shall be binding on all parties and all persons claiming under them.

1. Only single family dwellings of not less than 1,750 square feet of heated area.
2. No trailers or other temporary living quarters shall be placed on said property.

UNOFFICIAL CLERK OF THE CIRCUIT COURT OF THE 11th JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF LEON, FLORIDA

024505

FLORIDA DEPT. OF REVENUE JUN2476 PB. 11078

DOCUMENTARY SUR TAX 09.90

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE JUN2476 26.40

121750

and said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

The grantee herein, by acceptance of this deed, joins with the 1ST 14TH CORPORATION, in dedication of the following described land, of which the above is a part:

Commence at the Northeast corner of Section 20, Township 1 North, Range 1 East, Leon County, Florida and run thence South 2494.05 feet, thence West 1112.25 feet, thence North 41°15'50" West 1230.42 feet, thence North 52°24'46" East 410.37 feet to the Point of Beginning. From said Point of Beginning run thence North 52°28'14" East along the Southeasterly right of way boundary of Armistead Road a distance of 571.33 feet to a point of curve to the right, run thence along said curve with a radius of 30.0 feet through a central angle of 89°39'33" for an arc distance of 46.95 feet to a point on the Southwesterly right of way boundary of Woodgate Way, run thence South 37°52'13" East along said Southwesterly right of way boundary a distance of 652.50 feet, run thence North 52°26'17" East 80.35 feet to the Northeasterly right of way boundary of said Woodgate Way, run thence South 38°24'43" East along said Northeasterly right of way boundary a distance of 478.09 feet, thence South 52°46'14" West 497.58 feet along a line 40 feet Northwesterly of and parallel to the centerline of Centerville Road, thence South 49°06'49" West along said parallel line a distance of 117.41 feet, thence North 41°21'13" West 368.70 feet, thence North 41°22'13" West 398.69 feet, thence North 41°22'43" West 399.80 feet to the Point of Beginning, containing 15.68 acres, more or less.

and joins with the 1ST 14TH CORPORATION, a Florida corporation, in dedication of said tract of land, to the perpetual use of all roads, alleys and other right of way and all parks and recreation areas and all easements for utilities, drainage and other purposes and all purposes incident thereto, as shown and depicted on the proposed plat of "Fourteenth Addition to Betton Hills," prepared by Broward Davis and Associates, Inc., dated August 26, 1974.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

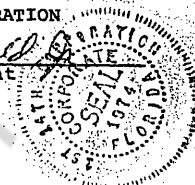
WITNESSES:

1ST 14TH CORPORATION

William H. McCreary, Jr.

Don Hartsfield
President

Hubert F. Gray



UNOFFICIAL DOCUMENT

STATE OF FLORIDA,
COUNTY OF LEON.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared O.W. HARTSFIELD, JR., President of 1ST 14TH CORPORATION, to me known to be the person described in and who executed the foregoing and acknowledged before me that he executed the same.

WITNESS my hand and seal this 24th day of

June, 1976.

Rady / C...
Notary Public
My Commission Expires 5-22-78
Notary Public, State of Florida
My Commission Expires May 22, 1978

366897

RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
IN THE 23RD & PAGE 147

JUN 24 4 25 PM 1976

AT THE TIME & DATE NOTED
PAUL F. HARTSFIELD, JR.
CLERK OF CIRCUIT COURT

This instrument prepared by
Harry Mitchell
Attorney at Law
P. O. Box 806
Tallahassee, Florida

