

WARRANTY DEED

OR11446 935

THIS DEED, Made the 4th day of January, 1985, 1984* by FRED INGLEY CONSTRUCTION, INCORPORATED, a Florida corporation, of the County of Leon, State of Florida, hereinafter called the grantor, to JOHN C. GEE, III & BONNIE C. GEE, husband and wife, whose address is 3996 Pine Haven Circle, Boca Raton, County of Leon, State of Florida, hereinafter called the grantee. Fl. 33431

WITNESSETH, That the said grantor, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does give, grant, bargain, sell, alien, remise, release, enfeoff, convey, and confirm unto the said grantee and his heirs and assigns in fee simple, the lands situate in Leon County, State of Florida, described as follows:

SEE ATTACHMENT "A" FOR LEGAL DESCRIPTION.

GRANTOR reserves to himself, his heirs or assigns, as an appurtenance to the land described on Attachment "B", or to any part thereof, the right to use the easterly 22 feet thereof for the purpose of constructing, altering and maintaining a sewer line or lines and all necessary laterals thereto over and upon said reserved land and Grantor further reserves to himself, his heirs or assigns, as an appurtenance to the land described on Attachment "B", or to any part thereof, the right to use the land described on Attachment "C" for water and gas pipes, telephone and power lines and poles and conduits for any other public utility and Grantor further reserves to himself, his heirs or assigns, as an appurtenance to the land described in Attachment "B" or to any part thereof, the right to use the land described on Attachment "D" for residential driveway and parking purposes.



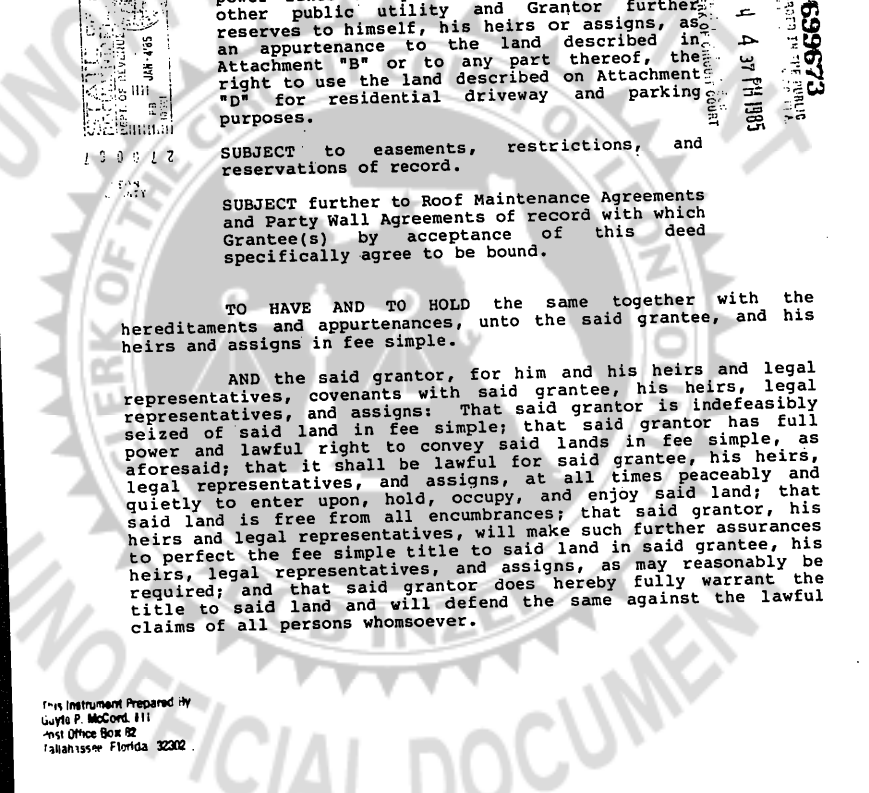
6996773
RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF LEON, FLORIDA
JAN 4 4 37 PM 1985
Clerk of Circuit Court

SUBJECT to easements, restrictions, and reservations of record.

SUBJECT further to Roof Maintenance Agreements and Party Wall Agreements of record with which Grantee(s) by acceptance of this deed specifically agree to be bound.

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenances, unto the said grantee, and his heirs and assigns in fee simple.

AND the said grantor, for him and his heirs and legal representatives, covenants with said grantee, his heirs, legal representatives, and assigns: That said grantor is indefeasibly seized of said land in fee simple; that said grantor has full power and lawful right to convey said lands in fee simple, as aforesaid; that it shall be lawful for said grantee, his heirs, legal representatives, and assigns, at all times peaceably and quietly to enter upon, hold, occupy, and enjoy said land; that said land is free from all encumbrances; that said grantor, his heirs and legal representatives, will make such further assurances to perfect the fee simple title to said land in said grantee, his heirs, legal representatives, and assigns, as may reasonably be required; and that said grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.



WITNESS the hand and seal of said grantor the day and year first above written.

Signed, sealed and delivered in the presence of:

FRED INGLEY CONSTRUCTION, INCORPORATED

Cindi Owen

BY Lucy H. Ingley
Grantor Lucy H. Ingley,
Vice President

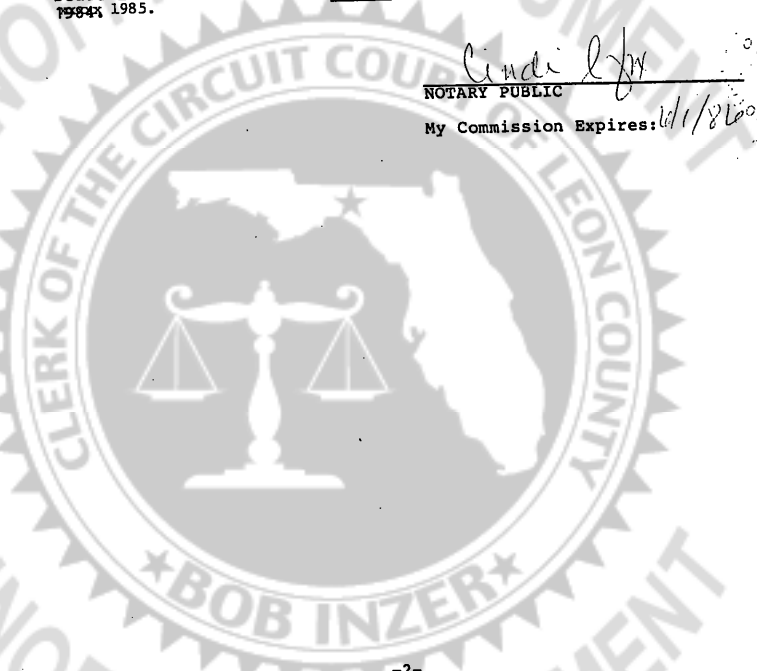
Cathleen King

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared LUCY H. INGLEY, Vice President of FRED INGLEY CONSTRUCTION, INCORPORATED, to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me that he executed the same on behalf of the corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of January, A. D., ~~1984~~ 1985.

Cindi Inzer
NOTARY PUBLIC
My Commission Expires: 1/1/86

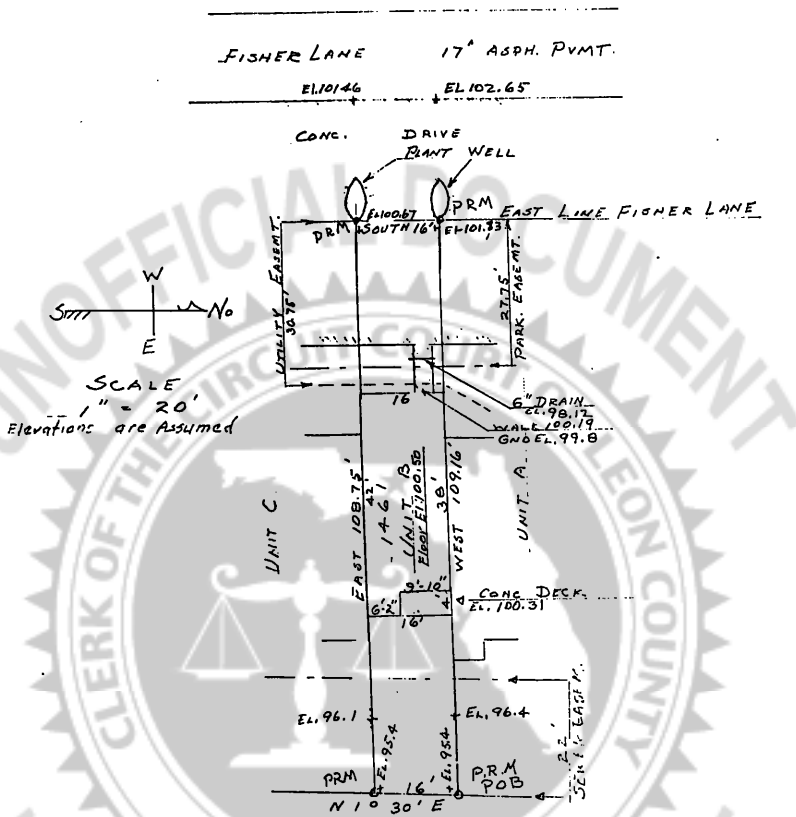


UNOFFICIAL DOCUMENT

SURVEY
 UNIT B, 1461 FISHER LANE
 TALLAHASSEE, LEON COUNTY, FLORIDA

OR1144PG 937

LEGAL DESCRIPTION: Commence at a point on the South side of State Road No. 19, 14 chains and 48 links East of the West line of Section 4, Township 1 South, Range 1 East, and run thence South 1437.06 feet to an iron pipe, thence run South 1 degree 30 Minutes West 32.20 feet for a Point of Beginning, thence run West 109.16 feet to the East boundary of Fisher Lane, thence run South along said boundary line 16 feet, thence run East 108.75 feet, thence run North 1 degree 30 minutes East to the Point of Beginning, subject to Easements for Sanitary Sewer, Parking, and Utilities.



I certify that the Plat shown on this sheet is an accurate survey of the property described above.

Harlin C. Hockett
 1521 Euhlares Dr.
 Tallahassee, FL 32309

Harlin C. Hockett
 Harlin C. Hockett
 Fla. Surveyor's Reg. No. 245

Nov. 26, 1984

SEWER EASEMENT

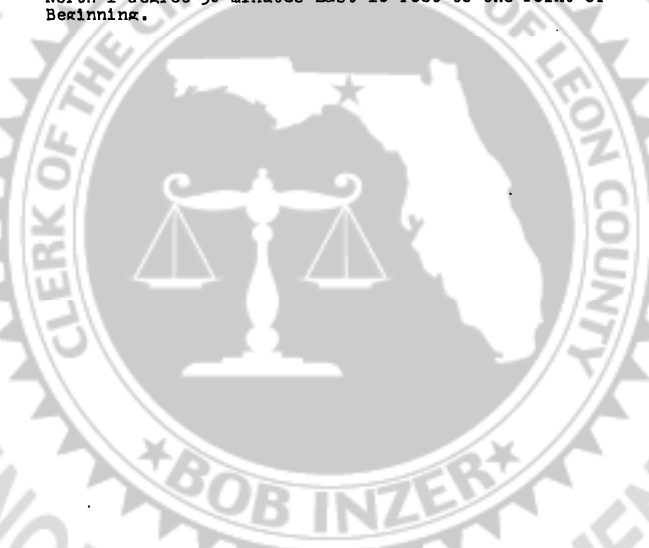
Commence at a point on the South side of State Road No. 19, 14 chains and 48 links East of the West line of Section 4, Township 1 South, Range 1 East, Leon County, Florida, run thence South 1437.06 feet to an iron pipe, thence run South 1 degree 30 minutes West 32.2 feet for a Point of Beginning, thence continue South 1 degree 30 minutes West 130.8 feet to an iron pipe, thence continue South 1 degree 30 minutes West 4 feet to the North boundary line of the right-of-way of Old St Augustine Road, thence North 66 degrees 57 minutes West 23.65 feet, thence North 1 degree 30 minutes East 125.72 feet, thence East 22 feet to the Point of Beginning.



UNOFFICIAL DOCUMENT

Utility Easement is the West 30.75 feet of the following described property:

Commence at a point on the South side of State Road No. 19, 14 chains and 48 links East of the West line of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run thence South 1437.06 feet to an iron pipe, thence run South 1 degree 30 minutes West 32.20 feet for a Point of Beginning, thence run West 109.16 feet to the East boundary line of Fisher Lane, thence run South along said boundary line 16 feet, thence run East 108.75 feet, thence run North 1 degree 30 minutes East 16 feet to the Point of Beginning.



UNOFFICIAL DOCUMENT

Parking and Driveway Easement is the West 27.75 feet of the following described property:

Commence at a point on the South side of State Road No. 19, 14 chains and 48 links East of the West line of Section 4, Township 1 South, Range 1 East, Leon County, Florida, and run thence South 1437.06 feet to an iron pipe, thence run South 1 degree 30 minutes West 32.20 feet for a Point of Beginning, thence run West 109.16 feet to the East boundary line of Fisher Lane, thence run South along said boundary line 16 feet, thence run East 108.75 feet, thence run North 1 degree 30 minutes East 16 feet to the Point of Beginning.

