

REC: 490 PAGE 302

WARRANTY DEED

THIS INDENTURE, Made this 17th day of May, A.D. 1971,  
between WILLIE F. VAUSE and LILA VAUSE, his wife, of the County  
of Leon, State of Florida, Grantor, and EASTER F. SINGLETON,  
whose post office address is 325 West 11th Avenue, Tallahassee  
(32363), 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 (\$10.00) 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:

A part of Lot Numbered 117 in the subdivision of Section  
21, Township 1 North, Range 1 West, as shown by plat of  
same filed in the office of the Clerk of the Circuit Court  
of Leon County, Florida, recorded in Plat Book 1, page 4,  
more particularly described as follows: Begin at the  
Southeast corner of said Lot 117 and run North a distance  
of 274 feet to a point which is the point of beginning.  
From said point of beginning continue running North a  
distance of 137 feet to a point, thence run West a  
distance of 147-1/2 feet to a point, thence run South a  
distance of 137 feet to a point, and thence run East a  
distance of 147-1/2 feet to the point of beginning,

subject to a 30 foot easement running along the West side of said  
property for roadway purposes and for the installation of a water  
line; and subject, also, to the following restrictions which are  
to run with the land:

1. Only one trailer shall be allowed upon this lot, and  
if a trailer is placed upon said lot the minimum purchase price  
for such trailer shall be \$5,000.00.
2. If a dwelling house is constructed upon the above  
described property, the minimum construction cost shall be  
\$15,000.00.
3. No animals or fowls shall be allowed to be kept upon  
the above described property except household pets.
4. No junk cars or other debris that would tend to  
depreciate the property shall be allowed on or stored upon the  
above described property.
5. The property is restricted to residential purposes only,  
and no business will be allowed thereon. This restriction shall  
also apply to clubs and churches.

STATE OF FLORIDA  
DOCUMENTARY  
STAMP TAX  
\$1.10



This instrument prepared by  
W. N. GIBBELL  
Attorney, P. O. Box 1053  
Tallahassee, Fla. 32302

STATE OF FLORIDA  
DOCUMENTARY  
STAMP TAX  
\$1.10

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DOCUMENTARY  
STAMP TAX  
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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, subject to the above restrictions, and taxes for the year 1971

("Grantor" and "Grantee" are used for singular or plural as context requires)

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

Signed, sealed and delivered

in my presence:

Willie F. Vause (SEAL)

Lila Vause (SEAL)

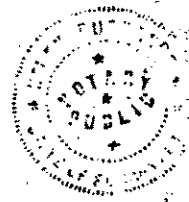
STATE OF FLORIDA,  
COUNTY OF LEON.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared WILLIE F. VAUSE and LILA VAUSE, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 17th day of May, A. D. 1971.

Notary Public

3-3-73



248301  
RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
IN THE BOOK & PAGE NO.

OCT 5 9 46 AM 1971  
AT THE TIME & DATE NOTED  
BY PAUL F. HARTSHORN  
CLERK OF CIRCUIT COURT

UTILITY EASEMENT

OR12197 59

THIS INDENTURE, made this 13 day of August, A.D. 1986, between MATTHEW S. HANNON, JR., a single man, hereinafter called "Party of the First Part", and the CITY OF TALLAHASSEE, a municipal corporation created and existing under the laws of the State of Florida, hereinafter called "Party of the Second Part:

WITNESSETH:

That the Party of the First Part, for and in consideration of the sum of one and 00/100 Dollars and other good and valuable considerations to him in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, and convey unto the said Party of the Second Part a perpetual easement for the use by the Party of the Second Part, its successors, and assigns, for utility purposes over, under, and across the following described parcel, piece, or strip of land, situate, lying, and being in the County of Leon, State of Florida, to-wit:

A 15 foot wide utility easement lying within that parcel of property recorded in Official Record Book 1201 Page 2069 of the Public Records of Leon County, Florida, said utility easement being more particularly described as follows.  
That part of:

A part of Lot Numbered 117 in the subdivision of Section 31, Township 1 North, Range 1 West, as shown by plat of same filed in the office of the Clerk of the Circuit Court of Leon County, Florida, recorded in Plat Book 1, Page 4, more particularly described as follows: Begin at the Southwest corner of said Lot 117 and thence run North a distance of 274 feet to a point which is the Point of Beginning. From said POINT OF BEGINNING continue to run North a distance of 142 feet to a point, thence run East a distance of 147 1/2 feet to a point, thence run South a distance of 142 feet to a point, thence run West a distance of 147 1/2 feet to the POINT OF BEGINNING. SUBJECT to a 30-foot easement running along the East side of said property for roadway purposes and for the installation of a water line.

Lying within 15 feet of the following described centerline:

Commence at a found concrete monument marking the intersection of the North right-of-way line of Hartsfield Road (60 feet wide) with the West line of

CITY OF TALLAHASSEE

RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA  
AUG 11 2 25 PM '86  
PAUL F. MATTHEWS  
CLERK OF CIRCUIT COURT

776830



629155  
LEON

001219 60

Lot 117 of the Florida Pecan Endowment Company Plat of Section 21, Township 1 North, Range 1 West, according to the plat recorded in Plat Book 1, Page 4 of the Public Records of Leon County, Florida; thence East (Bearing Base) along the North right-of-way line of said Hartfield Road for a distance of 148.75 feet; thence South 00 degrees 07 minutes 44 seconds East for a distance 34.72 feet to the POINT OF BEGINNING of the herein described centerline. From said POINT OF BEGINNING thence North 00 degrees 09 minutes 20 seconds West for a distance of 453.14 feet; thence North 00 degrees 09 minutes 28 seconds West for a distance of 1055.02 feet; thence North 89 degrees 49 minutes 07 seconds East for a distance of 179.92 feet to a point that is North 63 degrees 03 minutes 23 seconds East 30.32 feet from a found concrete monument (#1254) marking the Northeast corner of that parcel of property described in Official Record Book 1103 Page 1414 of said Public Records; thence South 00 degrees 02 minutes 11 seconds East for a distance of 738.28 feet to an intersection with the South line of Lot 121 of said Florida Pecan Endowment Company Plat of Section 21, Township 1 North, Range 1 West, said intersection last described being the termination of the herein described centerline containing 2130 square feet (0.049 of an acre) more or less.

A sketch of the description is attached hereto as Exhibit "A."

It is understood and agreed by and between the Party of the First Part and the said Party of the Second Part that the utility lines and equipment of the Party of the Second Part installed or located, or to be installed or located over, under, and across the parcel or strip of land hereinabove described shall at all times be and remain the absolute property of the Party of the Second Part, its successors, and assigns, and subject to its complete dominion and control, and the right is hereby granted to the said Party of the Second Part, its successors, and assigns, and its agents and employees to enter upon said parcel or strip of land hereinabove described for the purpose of excavating, inspecting, installing, repairing, and/or removing said utility lines and equipment therefrom. The Party of the First Part will not construct any permanent improvements on the said property without the written permission from the Party of the Second Part. Party of the Second Part will restore the ground to its natural condition after installation of or any maintenance work on said utility lines and equipment.

The above conveyance is made upon the condition that should the City or its assigns at any time abandon the said land hereinabove described or cease to use it for utility purposes,

CITY OF TALLAHASSEE

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the title and rights herein and hereby granted and conveyed shall forthwith revert to and vest in the Party of the First part, or in his successors and assigns.

IN WITNESS WHEREOF, the Party of the First Part hereunto sets his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Andie S. Jackson  
Witness

Matthew S. Hannon, Jr.  
MATTHEW S. HANNON, JR.

W. J. Mizell, Jr.  
Witness

STATE OF Florida  
COUNTY OF Leon

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared MATTHEW S. HANNON, JR., known to me to be the person in and who executed the foregoing instrument, and acknowledged before me that he executed the same in and for the purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of August, A.D., 1984.

W. J. Mizell, Jr.  
NOTARY PUBLIC  
STATE OF FLORIDA

My Commission expires  
Notary Public, State of Florida  
My Commission Expires May 20, 1988  
Bonded the Ten Thousand Dollars

This instrument prepared by:  
W. J. Mizell, Jr.  
Right-of-Way Agent  
City Hall, Engineering Division  
Tallahassee, Florida 32301

