

This instrument prepared by:
William H. Green
Post Office Box 609
DeFuniak Springs, Florida 32433

FILE# 94-34117
BAY COUNTY, FLORIDA

STATE OF FLORIDA

COUNTY OF BAY

** OFFICIAL RECORDS **
BK 1513 PG 1310

Deed Book Tax Ref. No. 20

Mfg. Doc. No.

Intangible Tax Paid

Harold Bazzel, Clerk, Bay County

By: DC

WARRANTY DEED

THIS INDENTURE, made this 18th day of July, A.D. 1994, by and between C. J. King, III, whose address is 20 Moreno Point Road, Destin, Florida 32541, hereinafter referred to as Grantor, and C. J. King, Jr., whose address is Post Office Box 85, DeFuniak Springs, Florida 32433, hereinafter referred to as Grantee,

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has granted, bargained, sold and by these presents does hereby grant, bargain, sell, and convey, to the said Grantee, his heirs and assigns forever, an undivided 1/3 interest in and to the following-described real property, situate, lying and being in Bay County, Florida, to-wit:

Commence at the Southwest corner of Section 32, Township 3 South, Range 14 West, Bay County, Florida, and run thence North 00 degrees 40 minutes 14 seconds East, along the West line of said Section 32 for a distance of 2637.26 feet to the South right-of-way line of 19th Street; thence run South 89 degrees 19 minutes 46 seconds East along said South right-of-way line for a distance of 260.16 feet to the East right-of-way line of Balboa Avenue for a Point of Beginning; thence continue South 89 degrees 19 minutes 46 seconds East along said South right-of-way line for a distance of 721.15 feet to the West right-of-way line of Wood Avenue; thence run South 00 degrees 40 minutes 14 seconds West along said West right-of-way line for a distance of 1257.73 feet; thence departing said West right-of-way line, run South 89 degrees 37 minutes 27 seconds West for a distance of 737.54 feet to the Easterly curving right-of-way line of said Balboa Avenue, said curving right-of-way line having a radius of 519.53 feet; thence run Northerly along said curving right-of-way line for an arc distance of 130.34 feet, the chord of said arc bearing North 07 degrees 51 minutes 28 seconds East a distance of 130.00 feet, to the point of tangency of said curving right-of-way line; thence run North 00 degrees 40 minutes 14 seconds East along said East right-of-way line for a distance of 1142.22 feet to the Point of Beginning.

(Grantor covenants that this is not his homestead property.)

(Subject to any easements, restrictions and reservations of record)

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining;

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns forever, 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.

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

Signed, Sealed and Delivered
In the Presence of:

Barbara Miller
Barbara Miller

C. J. King, III (SEAL)

Sarah Flow
Sarah Flow

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me this 18th day of July, A.D. 1994, by C. J. King, III, who () is personally known to me or (x) has produced a Florida Driver's License for identification.

Barbara Miller
Notary Public
State of Florida at Large
My Commission Expires:

BARBARA MILLER
"Notary Public—State of Florida"
My Commission Expires Dec. 22, 1995
CC169469

RCD: July 25 1994 @ 10:39 AM
HAROLD BAZZEL, CLERK