

01-GWD.05-11/00

This instrument prepared by,
or under the direction of,

Cary Hawkins

Department of Transportation

P. O. Box 607

Chipley, FL 32428

Legal description approved by,

Ron Gibson

Parcel	203.1
Item/Segment No.	2178752
Managing District	3
S.R. No.	390
County	Bay

WARRANTY DEED

THIS WARRANTY DEED Made the 9th day of OCTOBER, 2016, by MOSELEY HOLDINGS LIMITED PARTNERSHIP f/k/a MOSELEY FAMILY LIMITED PARTNERSHIP, a Florida limited partnership, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, whose address is Post Office Box 607, Chipley, Florida 32428, grantee: (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, viz:

A parcel of land being in Lot 103, The St. Andrews Bay Development Company's Subdivision of Section 20, as per plat recorded in Plat Book 6, Page 12, of the Public Records of Bay County, Florida, being in Section 20, Township 3 South, Range 14 West, Bay County, Florida, described as follows: Commence at an axle (no ID) marking the southwest corner of said Section 20; thence South 89°32'28" East 357.87 feet along the south line of said Section 20 to the centerline of survey of State Road 390, as shown on Florida Department of Transportation (F.D.O.T.) Right of Way Map F.P. No. 2178752 (said map being on file at F.D.O.T. District 3 Office, Chipley, Florida), and to a point on a non-tangent curve to the left (concave northwesterly); thence (from a tangent bearing of North 47°57'09" East) northeasterly along said centerline of survey and said curve, having a radius of 1,146.28 feet, for a distance of 771.18 feet, through a central angle of 38°32'48" to end of curve; thence North 09°24'21" East 653.25 feet along said centerline of survey; thence departing said centerline, run North 80°35'39" West 50.00 feet to an intersection of the existing westerly right of way line of said State Road 390, as shown on said Right of Way Map, with the existing southerly right of way line of Jackson Way and POINT OF BEGINNING; thence North 89°33'02" West 38.72 feet along said southerly right of way line of Jackson Way; thence departing said right of way line, run South 16°18'43" West 14.55 feet; thence South 89°33'02" East 40.49 feet to said existing westerly right of way line of State Road 390; thence North 09°24'21" East 14.17 feet along said westerly right of way line to POINT OF BEGINNING;

Containing 554 square feet, more or less.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of: (Two witnesses required by Florida Law)

Moseley Holdings Limited Partnership
f/k/a Moseley Family Limited Partnership

A Florida limited partnership

By: Kathy Moseley
General Partner

Joe W. Fixel
Print Name: Joe W. Fixel
Kenneth R. Roberts
Print Name: Kenneth R. Roberts

STATE OF FL

COUNTY OF Bay

The foregoing instrument was acknowledged before me this day 10/9/2016, by KATHRYN MOSELEY, General Partner of Moseley Family Limited Partnership, a Florida Limited Partnership, who is personally known to me or who has produced FL DRIVER LICENSE as identification.

Kenneth R. Roberts
(Type/print or stamp name under signature)
Title or rank (Serial No., if any) _____

Affix Seal

