

This Document Prepared By and Return to:
JUDY A. DOWNUM
DOWNUM TITLE SERVICES, INC.
17030 MAIN STREET SOUTH
BLOUNTSTOWN, FLORIDA 32424

Inst: 201939000410 Date: 04/12/2019 Time: 2:05PM
Page 1 of 2 B: 244 P: 431, Kathleen E Brown,
Clerk of Court Liberty County, By: JB
Deputy ClerkDoc Stamp-Deed: 133.00

Parcel ID Number: 010-2S-8W-02468-047

Warranty Deed

This Indenture, Made this **8th** day of **April**, 2019 A.D., **Between**
MARK CROSBY, JR. and AMANDA CROSBY, F/K/A AMANDA SHULER, HUSBAND AND
WIFE

of the County of **Liberty**, State of **Florida**, **grantors**, and
MONICA S. WELLES and NOAH A. WELLES, WIFE AND HUSBAND

whose address is: **8232 NW RIVER ROAD, Bristol, FL 32321**

of the County of **Liberty**, State of **Florida**, **grantees.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Liberty** State of **Florida** to wit:

COMMENCE at the Southwest Corner of Estiffanulga Lakeside Estates,
Plat Book 1, Page 24, Liberty County, Florida, thence run South 64
Degrees 43 Minutes 00 Seconds West, along the North right of way of
State Road 333, for 321.0 feet to the centerline of a 60 foot county
road; thence along said County Road centerline run North 25 Degrees
17 Minutes 00 Seconds West 160.0 feet to a point of curve, thence
Northwest along said curve concave to the Southwest through a central
angle of 47 Degrees 09 Minutes 00 Seconds and having a radius of
183.33 feet, for an arc distance of 150.87 feet to a point of
tangency; thence North 72 Degrees 26 Minutes 00 Seconds West 334.80
feet to a point of curve; thence Northwest along a curve concave to
the Northeast through a central angle of 12 Degrees 13 Minutes 20
Seconds and having a radius of 934.01 feet for an arc length of
199.24 feet, to a point of tangency; thence North 60 Degrees 12
Minutes 40 Seconds West 546.65 feet to a point of curve; thence

(Continued on Attached)

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Judy A. Downum
Printed Name: JUDY A. DOWNUM
Witness

Mark Crosby Jr. (Seal)
MARK CROSBY, JR.
P.O. Address: P. O. BOX 10001, Bristol, FL 32321

Tres Downum
Printed Name: TRES DOWNUM
Witness

Judy A. Downum
Printed Name: JUDY A. DOWNUM
Witness

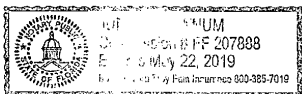
Amanda Crosby (Seal)
AMANDA CROSBY, F/K/A AMANDA SHULER
P.O. Address: P. O. BOX 10001, Bristol, FL 32321

Ashley Darden
Printed Name: Ashley Darden
Witness

STATE OF **Florida**
COUNTY OF **CALHOUN**

: The foregoing instrument was acknowledged before me this 12 day of **April**, 2019 by
MARK CROSBY, JR.

he is personally known to me or he has produced his **Florida driver's license** as identification.



Judy A. Downum
Printed Name: JUDY A. DOWNUM
Notary Public
My Commission Expires:



Warranty Deed - Page 2

Parcel ID Number: 010-2S-8W-02468-047

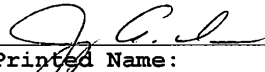
Southwest along a curve concave to the South through a central angle of 63 Degrees 53 Minutes 20 Seconds and having a radius of 160.3 feet for an arc length of 178.83 feet to a point of tangency; thence South 55 Degrees 54 Minutes 00 Seconds West 28.41 feet to a point; thence North 34 Degrees 06 Minutes 00 Seconds West 30.0 feet, to a point on the Northerly right of way of said 60.0 feet county road, said point being the POINT OF BEGINNING, thence leaving said right of way run North 10 Degrees 14 Minutes 36 Seconds West 826.14 feet to a point on the outside lake; thence South 54 Degrees 04 Minutes 02 Seconds East along said lake 321.00 feet; thence leaving said lake South 03 Degrees 23 Minutes 11 Seconds West 583.00 feet to a point on the Northerly right of way of said County Road; thence along said right of way Southwest through a curve concave to the Southeast through a central angle of 22 Degrees 00 Minutes 33 Seconds and having a radius of 160.38 feet for an arc distance of 61.60 feet to a point of tangency; thence South 55 Degrees 54 Minutes 00 Seconds West 28.41 feet to the POINT OF BEGINNING. Lying and being in Section 15, and Section 10, Township 2 South, Range 8 West, Liberty County, Florida.

This Deed is given in consummation of the Lease/Option Agreement between the parties, recorded in O. R. Book 243, Page 351, of the Public Records of Liberty County, Florida

STATE OF Florida
COUNTY OF CALHOUN

The foregoing instrument was acknowledged before me this 4th day of April, 2019 by
AMANDA CROSBY, F/K/A AMANDA SHULER

she is personally known to me or she has produced her **Florida driver's license** as identification.



Printed Name:
Notary Public
My Commission Expires:

