

OR 1745PG0181

Prepared By: CINDI FOX OWEN  
OWEN TITLE COMPANY, INC.  
2852 Remington Green Cir. Tallahassee, FL 32308  
incidental to the issuance of a title insurance policy.  
File No.: 4373  
Parcel ID # 14-23-20-623-000-0  
Grantee(s) SS # ,

1301783  
RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
JUN 29 2 39 PM '94  
DAVE LANG  
CLERK CIRCUIT COURT  
LEON COUNTY, FLORIDA

WARRANTY DEED  
(INDIVIDUAL)

This WARRANTY DEED, dated June 24, 1994 by  
LARRY G. SMITH and EMMALYN M. SMITH, HUSBAND AND WIFE

whose post office address is 4115-W. 17th St Panama City FL 32401

hereinafter called the GRANTOR, to  
MARK LEE PADGETT and KATHIE L. AUSTIN PADGETT, HUSBAND AND WIFE

whose post office address is  
4310 RABBIT POND ROAD TALLAHASSEE, FL 32308

hereinafter called the 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 corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in LEON County, Florida, viz:

LOT "C" OF LAKE WARNER TRACTS, UNRECORDED BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Documentary Tax Pd. \$ 857.50  
\$ \_\_\_\_\_ Intangible Tax Pd.  
Dave Lang, Clerk, Leon County  
By: CAF Deputy Clerk

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1994 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Cindi Fox Owen  
Print Name: CINDI FOX OWEN

LARRY G. SMITH  
Emmalyn M. Smith  
EMMALYN M. SMITH

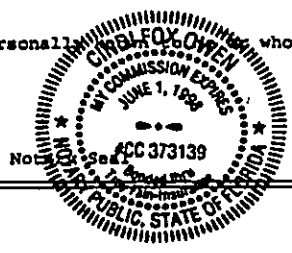
Signature: Barry Layton  
Print Name: BARRY LAYTON

State of Florida  
County of LEON

I am a notary public of the state of Florida, and my commission expires: 6/1/98

THE FOREGOING INSTRUMENT was acknowledged before me on June 27, 1994 by  
LARRY G. SMITH and EMMALYN M. SMITH, HUSBAND AND WIFE

who is personally CINDI FOX OWEN who has produced DRIVERS LICENSES as identification and who DID NOT take an oath.  
(type of identification) (did/did not)



Signature: Cindi Fox Owen  
Print Name: CINDI FOX OWEN Notary Public

**SCHEDULE A**  
(EXHIBIT "A")

LOT "C" OF LAKE WARNER TRACTS, UNRECORDED, MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH,  
RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN WEST 1244.57 FEET TO  
THE NORTHEAST CORNER OF KILLEARN ACRES, UNIT NO. 7, RECORDED IN  
PLAT BOOK 6, PAGE 6 OF THE PUBLIC RECORDS OF LEON COUNTY,  
FLORIDA; THENCE RUN WEST 1255.50 FEET, THENCE NORTH 89 DEGREES  
09 MINUTES 57 SECONDS WEST 950.29 FEET TO A POINT ON THE  
CENTERLINE OF A 40.00 FOOT ROADWAY AND UTILITY EASEMENT; THENCE  
ALONG THE CENTERLINE OF SAID EASEMENT AS FOLLOWS: NORTH 00  
DEGREES 50 MINUTES 03 SECONDS EAST 119.10 FEET TO A POINT OF  
CURVE TO THE LEFT; THENCE ALONG SAID CURVE WITH A RADIUS OF  
1203.83 FEET THROUGH A CENTRAL ANGLE OF 37 DEGREES 43 MINUTES 24  
SECONDS FOR AN ARC DISTANCE OF 791.55 FEET FOR THE POINT OF  
BEGINNING. FROM SAID POINT OF BEGINNING, CONTINUE THENCE ALONG  
SAID CENTERLINE AND SAID CURVE WITH A RADIUS OF 1203.83 FEET  
THROUGH A CENTRAL ANGLE OF 05 DEGREES 09 MINUTES 53 SECONDS FOR  
AN ARC DISTANCE OF 107.46 FEET, THENCE NORTH 47 DEGREES 56  
MINUTES 46 SECONDS EAST 247.74 FEET, THENCE NORTH 57 DEGREES 18  
MINUTES 03 SECONDS EAST 153.11 FEET TO A POINT ON THE WATER'S  
EDGE OF LAKE WARNER; THENCE SOUTH 29 DEGREES 38 MINUTES 08  
SECONDS EAST ALONG SAID WATER'S EDGE 120.45 FEET, THENCE LEAVING  
SAID WATER'S EDGE RUN SOUTH 53 DEGREES 06 MINUTES 39 SECONDS WEST  
379.34 FEET TO THE POINT OF BEGINNING.

THE SOUTHWESTERLY 20.00 FEET OF THE ABOVE DESCRIBED PROPERTY BEING SUBJECT TO  
A 40.00 FOOT ROADWAY AND UTILITY EASEMENT.

