

5A-29216

9⁰⁰ Rec
3,703.50
3,712.50 TOTAL

WARRANTY DEED

State of Florida

COUNTY OF SANTA ROSA

"THIS INSTRUMENT WAS PREPARED BY
J. FRANK JACKSON
AN EMPLOYEE OF
LAWYERS TITLE INSURANCE CORPORATION
55 SOUTH BAYLEN STREET
PENSACOLA, FLORIDA
INCIDENT TO THE ISSUANCE OF A
TITLE INSURANCE CONTRACT."

KNOW ALL MEN BY THESE PRESENTS: That RONALD J. CATANZARO, a single man

_____, Grantor,
for and in consideration of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey and
grant unto THE FRIARY INC., A DELAWARE CORPORATION

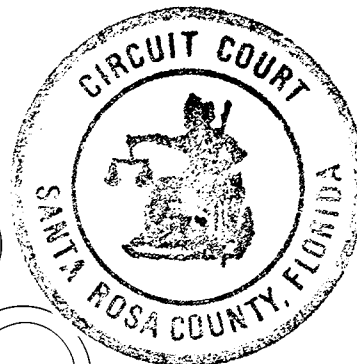
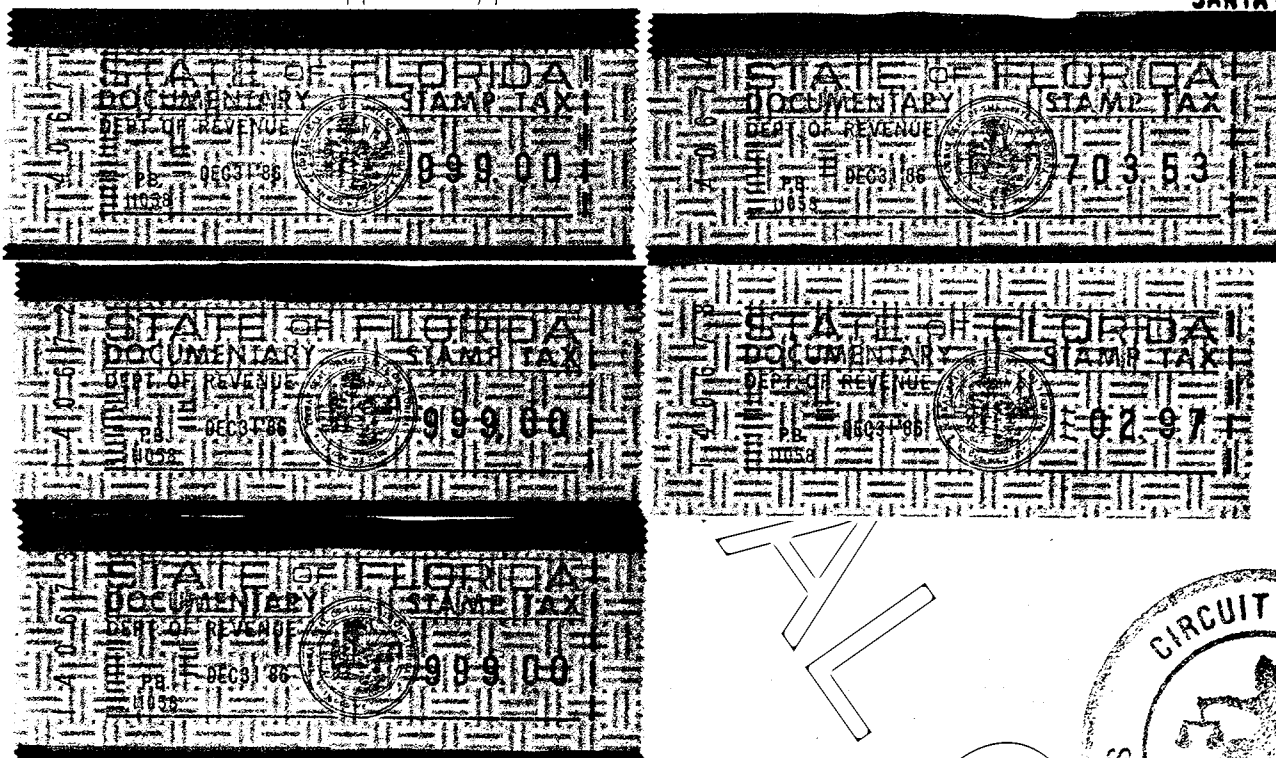
_____, Grantee, of
4400 HICKORY SHORES BLVD. GULF BREEZE, FL 32561

(Use of the terms "grantor" and "grantee" shall include singular or plural, the masculine or the feminine, where appropriate, and shall also include, but not be limited to, their heirs, assigns or successors in interest)
the following described real property, situate, lying and being in the State of Florida, and County of SANTA ROSA to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF...

BOOK 852 PAGE 775

SANTA ROSA COUNTY, FLA.



Subject to taxes for current year and to valid easements, mineral reservations and restrictions of record affecting the above property, if any.
To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead.
And the grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and that he, his heirs, executors and administrators, the said grantee, his heirs, executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever fully warrant and defend.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents this 30th day of December, 19 86

Signed, sealed and delivered in the presence of:

[Signature]

Ronald J. Catanzaro
RONALD J. CATANZARO

(SEAL)

[Signature]

(SEAL)

State of Florida

COUNTY OF ESCAMBIA

Before the subscriber personally appeared RONALD J. CATANZARO,
a single man

known to me, and known to me to be the person(s) described by said name(s) in and who executed the
foregoing instrument and acknowledged executing the same for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of Dec., 19 86

Notary Public

Notary Public, State of Florida

My commission expires

Sept 1, 1987

My Commission Expires Sept. 1, 1987

SPACE BELOW FOR RECORDERS USE
FILED
SANTA ROSA COUNTY
CLERKS OFFICE
DEC 31 10 33 AM '86
GERALD F. BARRIES
CLERK CIRCUIT COURT
MILTON, FLA.

033331

PARCEL #1: THAT PORTION OF GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 28 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE RUN SOUTHERLY ON WEST LINE OF SAID LOT 1 A DISTANCE OF 438.41 FEET; THENCE RUN NORTH 85°40' EAST FOR A DISTANCE FOR A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 85°40' EAST FOR A DISTANCE OF 180.50 FEET; THENCE RUN SOUTH 00°00'00" WEST AND PARALLEL TO THE WEST LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 425.42 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A GULF POWER COMPANY EASEMENT (100' R/W); THENCE NORTH 89°56'52" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 179.99 FEET TO THE EAST RIGHT OF WAY LINE OF A GRADED COUNTY ROAD (SPRUCE STREET 60' R/W); THENCE RUN NORTH 00°00'00" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 411.61 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN GOVERNMENT LOT 1, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 28 WEST, TOGETHER WITH:

PARCEL #2: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE COUNTY ROAD AND THE SOUTH LINE OF BAY DRIVE, AS SHOWN ON PLAT OF HICKORY SHORES SUBDIVISION RECORDED IN PLAT BOOK "A" AT PAGE 50 IN THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA AND THENCE RUN SOUTH 200 FEET ALONG THE SAID EAST LINE OF SAID COUNTY ROAD; THENCE EAST 180.5 FEET ON A LINE PARALLEL TO SAID SOUTH LINE OF BAY DRIVE; THENCE NORTH 200 FEET ON A LINE PARALLEL TO SAID EAST LINE OF SAID COUNTY ROAD; THENCE WEST ALONG SAID SOUTH LINE OF BAY DRIVE TO THE POINT OF BEGINNING; BEING A PART OF LOT 1, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 28 WEST AND LYING DIRECTLY SOUTH OF LOTS 12 AND 13 OF SAID HICKORY SHORES SUBDIVISION; LESS THE NORTH 10.00 FEET FOR ROAD RIGHT OF WAY. ALSO,

PARCEL #3: THAT PART OF FRACTIONAL SECTION 22 AND LOT 1 OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA, THAT LIES WEST OF SAID LOT 13, BLOCK 2, OF HICKORY SHORES SUBDIVISION, BEING THE EAST 20 FEET OF THE AREA SHOWN ON SAID PLAT OF HICKORY SHORES SUBDIVISION AS SPRUCE STREET NORTH OF BAY DRIVE, ALSO,

PARCEL "C": LOTS 12 AND 13, IN BLOCK 2 OF HICKORY SHORES SUBDIVISION, SANTA ROSA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK "A" AT PAGE 50 OF THE RECORDS OF SANTA ROSA COUNTY, FLORIDA; ALSO, THE FOLLOWING DESCRIBED PORTION OF BAY DRIVE IN HICKORY SHORES SUBDIVISION, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 28 WEST; BEGIN AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 2 OF HICKORY SHORES SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK "A" AT PAGE 50 OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE NORTH LINE OF BAY DRIVE FOR A DISTANCE OF 190.50 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE SOUTHERLY ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 12 FOR A DISTANCE OF 10.00 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF LOT 12 FOR A DISTANCE OF 100.3 FEET; THENCE DEFLECTING AT AN ANGLE TO THE RIGHT OF 06°22' FOR A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

COPY
R/C