

This Document Prepared By and Return to:
Calhoun Liberty Abstract Co.
20059 Central Ave W, Ste A
Blountstown, FL 32424
CLA # 13280

Parcel ID Number: **2343N2W0270000190070**

Warranty Deed

This Indenture, Made this **12th** day of **August**, **2020** A.D., **Between**

The Falcon M. Group, LLC., a Florida Limited Liability Company.

of the County of **Leon**, State of **Florida**, **, grantor,** and

Garrett Matthew Swier and Madison Grace Peddie

whose address is: **3380 Fort Collins Lane, Tallahassee, FL 32304**

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

Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Glades** State of **Florida** to wit:

**** FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF: ****

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

Warranty Deed - Page 2


OFFICIAL RECORDS: 2 of 3
Book: 882 Page: 444

Parcel ID Number: 2343N2W0270000190070

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: RAY HOWELL
Witness for Charles H. Morgan


Printed Name: Brenda Smith
Witness for Charles H. Morgan


State of Florida

County of Calhoun

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2020, by

Charles H. Morgan, Manager of The Falcon M. Group, LLC. on behalf of the limited liability company.

The Falcon M. Group, LLC.

By:  (Seal)

Charles H. Morgan, Manager

P.O. Address: 3339 Gallant Fox Trail, Tallahassee, FL 32309

who is personally known to me or who has produced his

Florida's driver license

as identification




Printed Name: RAY HOWELL

Notary Public

My Commission Expires:

EXHIBIT "A"

A parcel of land lying in the Northeast one quarter of the Northeast one quarter of Section 34, Township 3 North, Range 2 West, Gadsden County, Florida, and said parcel of land being a part of Lots 7, 9 10 and 11 of Block 19 of THE TOWN OF HAVANA, FLORIDA, a subdivision as per map or plat thereof recorded in Plat Book 1, page 38 of the Public Records of said county, also said parcel of land being the lands described in Official Record Book 460, page 1301-1303 of said Public Records, Less Right of Way of State Road No. 63 (U.S. Highway 27 – Main Street South – 80 foot right of way), and being more particularly described by a metes and bounds recent infield survey as follows: COMMENCE at a found nail and cap marking the Northeast corner of said Section 34, and run; Thence South (BEARING BASE) a distance of 300.00 feet to a point; Thence West 120.00 feet to a found iron pipe; Thence North 89 degrees 58 minutes 58 seconds West 119.96 feet to a found iron pipe on the Eastern boundary of said Lot 7, Block 19; Thence South 00 degrees 10 minutes 04 seconds West 68.00 feet to a re-bar (LS 3031) marking the Northeast corner of the South 52.00 feet of said Lot 7, Block 19, also said point being the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue South 00 degrees 10 minutes 04 seconds West 134.00 feet to a re-bar (LS 3031) marking the Southeast corner of the North 82.00 feet of said Lot 11, Block 19; Thence South 89 degrees 54 minutes 41 seconds West along the South line of said North 82.00 feet of Lot 11, Block 19 and the South line of the North 82.00 feet of said Lot 10, Block 19 a distance of 368.15 feet to a re-bar (LS 3031) on the Easterly right of way boundary of State Road No. 63 (U.S. Highway 27 – Main Street South – 80 foot right of way); Thence North 00 degrees 23 minutes 29 seconds West along said Easterly right of way boundary a distance of 134.00 feet to a found re-bar on the North line of the South 52.00 feet of said Lot 9, Block 19, said point being South 00 degrees 23 minutes 29 seconds East 158.47 feet from a found re-bar marking the Southwest corner of the Lands of Autozone Stores, LLC as described in Official Record Book 802, page 1345-1348 of said Public Records, also said point lying on the North line of Lot 8 of said Block 19; Thence North 89 degrees 54 minutes 41 seconds East along said North line of the South 52.00 feet of Lot 9 and the North line of said South 52.00 feet of said Lot 7, Block 19 a distance of 369.45 feet to the POINT OF BEGINNING. Containing 1.13 acres more or less.