

Prepared by and Return to:  
A. Clay Milton, Esq.  
Fuqua & Milton, P.A.  
4450 Lafayette Street  
Post Office Box 1508  
Marianna, Florida 32447  
Florida Bar Number: 013185

THIS INSTRUMENT HAS BEEN PREPARED  
WITHOUT THE BENEFIT OF TITLE WORK  
OR A SURVEY. THE PREPARER HAS RELIED  
EXCLUSIVELY ON INFORMATION PROVIDED  
BY THE GRANTOR.

Inst: 202032010857 Date: 10/15/2020 Time: 3:34PM  
Page 1 of 3 B: 1668 P: 370, Clayton O. Rooks III, Clerk of Court  
Jackson, County, By: DC  
Deputy ClerkDoc Stamp-Deed: 0.70

**For official use by Clerk's office only**

STATE OF Florida )  
COUNTY OF Jackson )

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this October 2, 2020, between JACKSON COUNTY DEVELOPMENT COUNCIL, INC., a Florida not for profit corporation, whose mailing address is: Post Office Box 920, Marianna, Florida 32447, party of the first part, and JACKSON COUNTY BOARD OF COUNTY COMMISSIONERS, a political subdivision of the State of Florida, whose address is 2864 Madison Street, Marianna, Florida 32448, collectively referred to herein as party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

See Exhibit "A" attached and made a part thereof

The preparer of this deed is making no warranty of title, and no opinion is given as to warranty of title, insurability or marketability by preparing this deed, nor the tax consequences of said transfer.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements 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 anywise appertaining.

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on October 2, 2020.

Signed, sealed and delivered  
in the presence of:

JACKSON COUNTY DEVELOPMENT COUNCIL,  
INC.

Paula Rogers  
Witness signature

By: William R. Stanton, Jr.  
Print Name: William R. Stanton, Jr.  
Title: Executive Director

Paula Rogers  
Print witness name

Jelaina H. Barnes  
Witness/signature

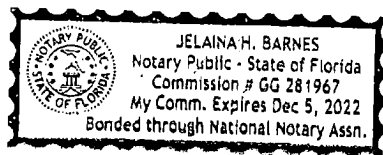
(Seal)

Jelaina H. Barnes  
Print witness name

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State of Florida  
County of Jackson

THE FOREGOING INSTRUMENT was acknowledged before me by means of physical presence on this 2 day of October, 2020 by William R. Stanton, Jr., as the duly authorized and acting Executive Director of Jackson County Development Council, Inc., a Florida Not for Profit Corporation, who  is personally known to me or who ( ) has produced \_\_\_\_\_ as identification.



(Notary Seal)

Jelaina H. Barnes  
Notary Public

Jelaina H. Barnes  
Print Notary Name

My Commission Expires: 12/5/2022

**Exhibit "A"**

**Commence at the NW corner of NW 1/4 of SE 1/4 of Section 34, T7N, R13W, Jackson County, Florida and run S 02°06'21"E 20.00 feet to the South R/W Line of Pelham Avenue and the Point of Beginning; thence run S 88°27'38"E along said R/W Line 529.02 feet to a fence line; thence depart R/W Line and run S 01°58'26"W along fence 669.66 feet to the end of said fence line; thence run S 00°27'14"W 319.82 feet; thence S 88°05'08"E 204.30 feet to the West R/W Line of Martin Street; thence run S 00°28'05"W along R/W Line 360.66 feet; thence depart R/W line and run N 86°10'01"W 113.11 feet; thence S 11°22'14"W 208.24 feet to the Northerly R/W line of S.R. #2; thence run N 70°10'11"W along said R/W Line 390.42 feet to a point on a fence line; thence depart R/W line and run along said fence line the following N 03°47'43"E 742.67 feet; thence N 86°51'33"W 207.89 feet; thence N 02°05'13"W 682.92 feet to the Point of Beginning, containing 15.42 acres, more or less.**

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