

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEES**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE: MAY 15, 2023**

**NOTE: Note, as subsequently amended, described as follows:**

**Date: FEBRUARY 3, 2015**  
**Maker: LAKE LBJ BOUTIQUE RESORT & MARINA, LLC**  
**Payee: SUNFLOWER BANK SUCESSOR-BY-MERGER TO PIONEER BANK, SSB**  
**Original Principal**  
**Amount: \$1,440,000.00**

**DEED OF TRUST: Deed of Trust described as follows:**

**Date: FEBRUARY 3, 2015**  
**Grantor: LAKE LBJ BOUTIQUE RESORT & MARINA, LLC**  
**Trustee: JOHN N. GAMBRELL**  
**Beneficiary: SUNFLOWER BANK SUCESSOR-BY-MERGER TO PIONEER BANK, SSB**  
**Recorded: VOLUME 1555, PAGE 4989, Real Property Records, LLANO County, Texas**

**LENDER: SUNFLOWER BANK SUCESSOR-BY-MERGER TO PIONEER BANK, SSB**

**BORROWER: LAKE LBJ BOUTIQUE RESORT & MARINA, LLC**

**PROPERTY: The property described as follows:**

**FORECLOSURE  
FILED FOR POSTING**  
*Marci Ardeler*  
COUNTY CLERK, LLANO COUNTY, TEXAS  
BY *B. Bauer* DEPUTY  
DATE 5-16-2023  
TIME 11:50 Am

THE PROPERTY LOCATED IN LLANO COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

**SUBSTITUTE TRUSTEE:** RICHARD H. HESTER, KELLY GODDARD, DAVID GARVIN

Substitute Trustee's Mailing Address:

3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

JUNE 6, 2023, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In LLANO County, Texas, County Courthouse, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any

covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

### **APPOINTMENT OF SUBSTITUTE TRUSTEE**

**DEED OF TRUST:** Deed of Trust described as follows:

Date: FEBRUARY 3, 2015  
Grantor: LAKE LBJ BOUTIQUE RESORT & MARINA, LLC AND ROCIO SOTO JAFFARIAN  
Trustee: JOHN N. GAMBRELL  
Beneficiary: SUNFLOWER BANK SUCESSOR-BY-MERGER TO PIONEER BANK, SSB  
Recorded: VOLUME 1555, PAGE 4989, Real Property Records, LLANO County, Texas

**PROPERTY:** The property described as follows:

THE PROPERTY LOCATED IN LLANO COUNTY, TEXAS, AS DESCRIBED IN THE DEED OF TRUST AND IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

**SUBSTITUTE TRUSTEE:** RICHARD H. HESTER, KELLY GODDARD, DAVID GARVIN

Substitute Trustee's Mailing Address:  
c/o 3333 Lee Parkway, 8th Floor  
Dallas, Texas 75219

Each Substitute Trustee is appointed effective as of MAY 15, 2023, pursuant to Texas Property Code § 51.0075 to succeed to all title, powers, and duties of the original or successor trustees under the Deed of Trust.

**Appointment of Substitute Trustees:**

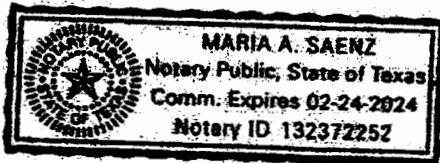
By: *[Signature]*

Name: Michael P. Menton, Attorney for  
SUNFLOWER BANK SUCCESSOR-BY-  
MERGER TO PIONEER BANK, SSB

THE STATE OF TEXAS §  
  §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day appeared Michael P. Menton, and after being by me duly sworn, stated that he executed the foregoing instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on MAY 15, 2023.



*[Signature]*  
Notary Public, State of Texas

Notice of Sale executed by:

*[Signature]*  
Name: Richard H HESTER

Substitute Trustee

**EXHIBIT A**

**TRACT 1:**

**0.64 OF AN ACRE, MORE OR LESS, IN THE CITY OF SUNRISE BEACH, LLANO BEACH, TEXAS, COMPOSED OF PART OF LOT NUMBERS 488, 489, 490, SUNRISE BEACH UNIT NO. 4, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 90, PAGE 355, LLANO COUNTY, DEED RECORDS; SAID 0.64 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;**

**TRACT 2:**

**0.35 OF AN ACRE, MORE OR LESS, OUT OF THE LEVI MERCER SURVEY NO. 2, ABSTRACT NO. 505, IN LLANO COUNTY, TEXAS, PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PART OF TRACT V, 0.56 OF AN ACRE IN A DEED TO CHARLES P. BENNETT AND WIFE, JIMMIE R. BENNETT, RECORDED IN VOLUME 811, PAGE 65, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, LLANO COUNTY, TEXAS, AND BEING COMMONLY KNOWN AS A PORTION OF TRACT BC OF THE SUNRISE BEACH SUBDIVISION OF LLANO COUNTY, TEXAS, TOGETHER WITH AND TO INCLUDE A TWENTY FOOT WIDE ACCESS AND UTILITY EASEMENT ACROSS LOT 594 AND 4.93 ACRES COMMONLY CALLED TRACT DE FROM SANDY MOUNTAIN DRIVE TO HEREIN DESCRIBED 0.35 ACRE TRACT; SAID 0.35 OF AN ACRE AND EASEMENT BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;**

**TRACT 3:**

**LOTS 491, AND 492, SUNRISE BEACH, UNIT NO. 4, A SUBDIVISION LOCATED IN CITY OF SUNRISE BEACH, LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 90, PAGE 355, DEED RECORDS OF LLANO COUNTY, TEXAS;**

**TRACT 4:**

**0.32 OF AN ACRE, MORE OR LESS, OUT OF THE LEVI MERCER SURVEY NO. 2, ABSTRACT NO. 505, IN THE CITY OF SUNRISE BEACH, LLANO COUNTY, TEXAS, AND IS PART OF THOSE LANDS DEEDED TO WST INVESTMENTS, LLC, RECORDED IN VOLUME 1106, PAGE 334, OFFICIAL PUBLIC RECORDS OF LLANO COUNTY, TEXAS. SAID 0.32 OF AN ACRE LIES ADJACENT TO LOTS 488, 489, 490, 491 AND 492 IN SUNRISE BEACH, UNIT NO. 4, A SUBDIVISION OF RECORD IN VOLUME 90, PAGE 355, LLANO COUNTY, DEED RECORDS, AND LIES BELOW THE 825 FOOT CONTOUR LINE AND SHORELINE OF LAKE LYNDON B. JOHNSON (LAKE LBJ) AND SAID 0.32 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES;**

**TRACT 5:**

**LOT 493H, IN SUNRISE BEACH, UNIT NO. 4, A SUBDIVISION LOCATED IN CITY OF SUNRISE BEACH, LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 30, PLAT RECORDS OF LLANO COUNTY, TEXAS;**

**TRACT 6:**

**0.18 OF AN ACRE, MORE OR LESS, OUT OF THE LEVI MERCER SURVEY NO. 2, ABSTRACT NO. 505, IN THE CITY OF SUNRISE BEACH, LLANO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES; AND**

**TRACT 7:**

**LOTS 586, 587, AND 588, IN SUNRISE BEACH, UNIT NO. 4, A SUBDIVISION LOCATED IN CITY OF SUNRISE BEACH, LLANO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 90, PAGE 355, DEED RECORDS OF LLANO COUNTY, TEXAS (all such real property in this subsection (a) herein sometimes called the "Land");**

EXHIBIT A

FIELD NOTES OF U.S. GEOL. SURV. MADE BY JAMES EARL GIBSON, JR. IN 1958  
LELAND COUNTY, TEXAS

This tract of land described hereon contains 0.64 of an acre more or less in the City of Bonham Beach, Lland County, Texas, composed of part of Lot No. 1, Four Hundred Eighty-Six (486), Four Hundred Eighty-Nine (489), and Four Hundred Ninety (490), Bonham Beach, Tull No. Four (4), a subdivision located in Lland County, Texas, according to the map or plat thereof recorded in Volume 90, Page 341, Lland County Deed Records, described in one tract by metes and bounds as follows:

Beginning at a 1/2" iron rod found on the north side of a retaining wall, in the easterly line of Sandy Mountain Drive, a 60' feet wide right of way according to the said plat, in the westerly line of Lot No. 490 for the most westerly corner of that certain tract of land described in Tract 1, 0.30 acres in a deed to Orath, Inc. recorded in Volume 1237, Page 59, Lland County Official Public Records and the most westerly corner hereof from which a 1/2" iron rod found for the most westerly corner of Lot 490 and the southwest corner of Lot No. 489 then N 45° 22' 00" W (Basis of Bearing) 80.15 feet and from thence a 1/2" iron rod found for the southwest corner of Lot No. 488 and the southeast corner of Lot No. 487 then N 18° 24' 48" W 121.54 feet and from thence a 1/2" iron rod found for the southeast corner of that certain tract of land described as Tract V, 0.503 of an acre in the above said deed to Bonham Inc N 45° 52' 21" W 276.57 feet;

Thence along the north side of said retaining wall, generally with a fence, the following courses and distances:  
N 51° 42' 36" E 44.08 feet to an angle point; N 46° 56' 33" E 29.65 feet to an angle point;  
N 34° 05' 56" E 31.02 feet to an angle point and N 37° 03' 56" E 30.24 feet in a 1/2" iron rod found for the most easterly corner of the Orath, Inc. tract and an interior corner hereof;

Thence, starting said retaining wall, crossing through lots 489 and 490,  
N 18° 57' 30" W (Basis of Bearing) 18° 48' W) 85.27 feet to a 1/2" iron rod found in the south line of Lot No. 487, in the north line of Lot No. 488 for the northeast corner of the Orath, Inc. tract and the northeast corner hereof;

Thence N 85° 40' 35" E, at 87.10 feet point a 1/2" iron rod set, in all 88.46 feet to a point on the yielded 825 foot corner line and thence to the southeast corner hereof, Johnson (L383) for the northeast corner of Lot No. 488 and the northeast corner hereof;

Thence with the yielded 825 foot corner line, S 38° 32' 07" E 59.23 feet to a point under a building, and S 32° 39' 09" E 67.41 feet to an unmarked point on the east side of a retaining wall for the most easterly corner of Lot No. 491, the southeast corner of Lot No. 489 and the most easterly corner hereof;

Thence S 31° 04' 30" W 120.57 feet to an unmarked point in the chain line of Lot No. 491 for the northeast corner of Lot No. 490 and the southeast corner hereof;  
Thence S 77° 07' 00" W 14.02 feet to a point in the easterly line of Sandy Mountain Drive for the northeast corner of Lot No. 491, the southwest corner of Lot No. 490 and the southwest corner hereof from which a 1/2" iron rod found then S 22° 54' 21" W 0.77 feet and a 1/2" iron rod found at the intersection of the east line of Sandy Mountain Drive and the northwesterly line of Bonham Avenue then S 45° 22' 00" E (Basis of Bearing) 191.56 feet;

Thence N 45° 22' 00" W (Basis of Bearing) 60.65 feet to the Point of Beginning and containing 0.64 of an acre more or less.

RECORDER'S MEMORANDUM

All the lines of measurement, the instruments used and the bearings for the land photographs, reproduced to be made by the recorder, are as follows: Standard bearings of regularly, course or plat only, standard paper, etc. All bearings, distances and changes were present of the time the instrument was first used recorded.

FIELD NOTES OF USE OF AN ACRES OF LAND AND AN ACCESS THEREBY  
THERETO IN THE CITY OF SUNBURG HEATH, LLANO COUNTY, TEXAS.

The tract of land described hereon contains 0.35 of an acre more or less out of the Levi Mercer Survey No. 2, Acre No. 505 in Llano County, Texas, part of that certain tract of land described as part of Tract Y, 0.506 of an acre in a deed to Charles F. Bennett and wife, Thimble R. Bennett recorded in Volume 811, Page 65, Llano County Official Public Records, described by meter and bounds as follows:

Commencing at a 1/2" iron rod found in the west line of Spady Mammata Drive, a 60 feet wide right of way according to the map of Sunburg Beach, Tract No. 4 recorded in Volume 80, Page 355, Llano County Deed Records for the northeast corner of a 20 feet wide access and utility easement as shown by the above said Bennett deed, the southeast corner of Lot No. 594, said subdivision and the southwest corner of Lot No. 595 from which a 1/2" iron rod found for the northeast corner of Lot No. 591 lies S 19° 31' 07" E 173.95 feet (Grade of Bentley);

Thence S 88° 11' 29" W 158.10 feet with the north line of said access and utility easement to a 1/2" iron rod found in the east line of a tract of land described as Tract III, 4.39 acres in the above said Bennett deed for the southwest corner of Lot No. 595 and the northwest corner of Lot No. 594;

Thence N 16° 28' 02" E 64 16' 48" 00" E; 128.54 feet with the east line of said access and utility easement to a 1/2" iron rod found in the west line of Lot No. 596 for the northeast corner of the Bennett Tract III, the northwest corner of said access and utility easement, the southeast corner hereof and the True Point of Beginning;

Thence S 88° 26' 16" W 192.09 feet, passing the northwest corner of said access and utility easement to a 1/2" iron rod set in the east line of a tract of land described as Tract IV, 3.67 acres in the above said Bennett deed and the northeast corner hereof from which a 1/2" iron rod set for the southwest corner of said 0.506 acre Bennett tract lies N 05° 25' 15" W 64 04' 34" 00" W; 69.50 feet;

Thence N 05° 25' 15" W 64 04' 34" 00" W; 48.05 feet to a 600 nail found in the east line of the Bennett Tract IV, the northwest corner of a tract of land described as 0.493 of an acre in a deed to Dr. D. W. Dea, M.D. when obtained in Volume 797, Page 98, Llano County Official Public Records and the northwest corner hereof;

Thence N 59° 46' 21" E 64 59' 57" 29" E; 104.00 feet to a 1/2" iron rod found for the southeast corner of Lot No. 602, said subdivision, the southeast corner of Lot No. 601 and the most northerly corner hereof from which a 1/2" iron rod found for the southeast corner of Lot No. 603 lies N 69° 02' 51" W 119.63 feet;

Thence S 69° 02' 51" E 68 68' 53' 00" E; 81.55 feet to a 1/2" iron rod found for the northeast corner of Lot No. 601 and the southwest corner of Lot No. 600;

Thence S 85° 57' 08" E 83 16' 00" E; 48.59 feet to a 1/2" iron rod found for the southeast corner of Lot No. 600, the northwest corner of Lot No. 598, the northwest corner of Lot No. 597 and the northwest corner hereof;

Thence S 16° 29' 02" W, at 62.77 feet pass a 1/2" iron rod found for the southwest corner of Lot No. 597, in all 64.54 feet to the Point of Beginning and including 0.35 of an acre more or less.

Together with said 20 feet wide access, easement as depicted in the above said Bennett deed of record in Volume 811, Page 65, Llano County Official Public Records with the second bearing and distance on the west line being N 18° 48' 00" E 139.08 feet, said west line extending a distance of 9.12 feet to become N 16° 48' 00" E 148.20 feet.

RECORDER'S MEMORANDUM

At the time of recording, the instrument was found to be illegible. In the best possible reproduction by the undersigned, certain or plain copy, described herein of legibility, content or plain copy, described herein, etc. All initials, address and changes were present at the time the instrument was filed and recorded.



FIELD NOTES OF 0.32 OF AN ACRE OF LAND IN THE CITY OF BURNHEIM  
BRACE, LLANO COUNTY, TEXAS.

The tract of land described herein contains 0.32 of an acre more or less out of the Lovel Meteor Survey No. 2, Abet. No. 505 in the City of Sumner Beach-Tlamo County, Texas, and is part of those lands decided by WST Investments, LLC recorded in Volume 1106, Page 334, Llano County Official Public Records, Book 0.32 of an acre lies adjacent to Lot No. 3 488, 489, 490, 491, and 492 in Sumner Beach, Tract No. 4, a subdivision of record in Volume 90, Page 355, Llano County Deed Records, and lies below the 825 foot contour line and shoreline of Lake Lyndon B. Johnson (Lake LBJ) and is described by notes and books as follows:

Beginning at a 1/2" iron rod set on the platred 825 foot contour line of Lake LBJ for the southwest corner of Lot No. 493E and the northwest corner of Lot No. 492 from which a PK shall set in accordance in the westerly line of Sumner Avenue for the southeast corner of Lot No. 493E and the northeast corner of Lot No. 492-then S 67° 18' 00" E 60.00 feet and from there a 1/2" iron rod found at the intersection of the westerly line of Sumner Avenue and the north-south line of Sandy Mountain Drive lies S 54° 30' 10" W (S 54° 17' 00" W) 265.97 feet and from there a 1/2" iron rod found in the easterly line of Sandy Mountain Drive for the most westerly corner of Lot No. 490 lies N 45° 22' 00" W (East of Beach) 412.57 feet;

Thence with the platred 825 foot contour line according to the plat of Sumner Beach, Tract 4, the following courses and distances:

S 35° 48' 53" W 90.20 feet to a point on the east side of a retaining wall for the most westerly corner of Lot No. 492 and the most northerly corner of Lot No. 491;  
S 78° 36' 10" W 71.25 feet to a point under a dock in the north line of Lot No. 491 for the southeast corner of Lot No. 490;

N 31° 04' 30" E 120.57 feet to a point in a boat slip for the northeast corner of Lot No. 490 and the southeast corner of Lot No. 489;

N 32° 59' 03" W 67.44 feet to a point under a building for the northeast corner of Lot No. 489 and the southeast corner of Lot No. 488; and  
N 38° 22' 00" W 59.23 feet to an immaterial point for the northeast corner of Lot No. 488, the northeast corner of Lot No. 487 and the northeast corner hereof;

Thence N 71° 17' 14" E 71.54 feet to an immaterial point for the most northerly corner hereof;

Thence S 42° 38' 33" E 49.89 feet to an immaterial point, S 11° 26' 27" E 57.44 feet to an immaterial point, S 05° 13' 49" W 60.90 feet to an immaterial point, and S 75° 08' 43" E 51.25 feet to the Point of Beginning and containing 0.32 of an acre more or less.

RECORDING MEMORANDUM

All the lines of recording, the instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, obscured paper etc. All handwritten additions and changes were present at the time the instrument was filed and corrected.

**FIELD NOTES ON A SURVEY OF LAND IN THE CITY OF SEBRER  
BEACH, FLORIDA COUNTY, FLORIDA.**

The tract of land described herein contains 0.18 of an acre more or less and is located in the City of Sebrer Beach, Florida County, Florida, and is part of those lands donated to WFTV Inc., Tallahassee, Florida, by the Florida State Board of Education, Tallahassee, Florida, in 1961, as shown on the plat of the same, located in Volume 1104, Page 354, Lanna County Official Public Records, Book 8, 98 of an acre, and adjacent to Lot No. 493-21, a Residential of Lot No. 493 in Sebrer Beach, Tallahassee, Florida, of record in Volume 6, Page 50, Lanna County Public Records, and the balance of the 0.18 acre contains the same description of L. Gordon B. Johnson (Also L. B.) and is described by metes and bounds as follows:

Beginning at a 1/2" iron rod set on the plat of E23 first containing Lots 121 for the northeast corner of Lot No. 492, the southwest corner of Lot No. 493E1 and the southeast corner hereof from which a 72' well set in concrete in the westerly line of Sebrer Avenue for the northeast corner of Lot No. 493E1 and the northeast corner of Lot No. 492, then S 69° 18' 09" E 60.00 feet and from thence a 1/2" iron rod found at the intersection of the westerly line of Sebrer Avenue and the westerly line of Sandy Mountain Drive then S 54° 30' 10" W (S 54° 17' 03" W) 268.97 feet and thence a 1/2" iron rod found in the southerly line of Sandy Mountain Drive for the most westerly corner of Lot No. 490 then N 42° 02' 03" W (S 42° 02' 03" W) 472.57 feet

Thence N 73° 08' 48" W 31.25 feet to an iron rod set for the southeast corner hereof.

Thence N 05° 13' 43" E 60.50 feet to an iron rod set, N 11° 28' 27" W 57.44 feet to an iron rod set, and N 42° 58' 55" W 48.89 feet to an iron rod set for the southwest corner hereof.

Thence N 71° 17' 14" E 67.36 feet to a 1/2" iron rod found on the plat of corner hereof for a westerly corner of Lot 493C, the most westerly corner of Lot 493E1 and the most westerly corner hereof.

Thence with the plat of E23 first containing Lots 121 to the plat of Sebrer Beach, Tallahassee, Florida, of Lot No. 492, T. 4, the following course first distance: S 84° 17' 30" W 4.05 feet to a point on the west side of a retaining wall for a corner; S 47° 43' 03" E 47.00 feet to a 1/2" iron rod set for a corner; and S 13° 57' 13" W 151.95 feet to the Point of Beginning and containing 0.18 of an acre more or less.

**RECORDED'S MEMORANDUM**

At the time of recording, the instrument was found to be inadequate for the best photographic reproduction because of illegibility, content or photo copy, standard paper, etc. All typewritten, additional and changes were present at the time the instrument was filed and recorded.