

CONTRACT FOR DEED

THIS CONTRACT FOR DEED, Made and entered into this 5th day of January A.D., 1986, between CLAUDE W. TOOKE and SUSIE G. Tooke, his wife, of the County of Wakulla and State of Florida, parties of the first part, hereinafter referred to as the Sellers, and MAURICE BARRON, a single man, whose address is P. O. Box 176, St. Marks, Florida 32355, of the County of Wakulla and State of Florida, party of the second part, hereinafter referred to as the Buyer.

WITNESSETH, That the Sellers, for and in consideration of the sum of One Thousand Dollars (\$1000.00) cash to them in hand paid by the Buyer, and the further consideration hereinafter set out, hereby agree to convey to the Buyer the following described land, situate, lying, and being in the County of Wakulla and State of Florida, to-wit:

Commence at the Southwest corner of the Northeast Quarter of Lot 56 of the Hartsfield Survey of Lands in Wakulla County, Florida, and thence run North 18 degrees 22 minutes 14 seconds West along the West boundary of the Northeast Quarter of said Lot 56, a distance of 1730.28 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 71 degrees 39 minutes East 239.96 feet, thence run North 18 degrees 23 minutes 18 seconds West 293.08 feet to the centerline of a roadway easement, thence run along said centerline as follows: South 71 degrees 39 minutes West 48.19 feet to a point of curve to the right, thence Northwesterly along said curve with a radius of 213.89 feet thru a central angle of 26 degrees 18 minutes 52 seconds for an arc distance of 98.24 feet to a point of reverse curve, thence Northwesterly along said reverse curve with a radius of 213.89 feet thru a central angle of 13 degrees 01 minutes 01 seconds for an arc distance of 48.59 feet, thence leaving said centerline run South 15 degrees 31 minutes 30 seconds East 24.23 feet to an old concrete monument, thence run South 71 degrees 29 minutes 54 seconds West 50.05 feet to a St. Joe Paper Company concrete monument marking the Northwest corner of the Northeast Quarter of said Lot 56, thence run South 18 degrees 22 minutes 14 seconds East along the West boundary of the Northeast Quarter of said Lot 56, a distance of 307.34 feet to the POINT OF BEGINNING containing 1.68 acres, more or less.

SUBJECT to a 20.00 foot roadway easement over and across a portion of the Northerly part thereof.

It is covenanted and agreed between the parties hereto as follows:

1. That the total purchase price shall be Five Thousand Five Hundred Dollars (\$5500.00) upon which the above mentioned sum of One Thousand Dollars (\$1000.00) shall be credited, and that the balance of Four Thousand Five Hundred Dollars (\$4500.00) shall

be evidenced by the promissary note of the Buyer for said sum of \$4,500.00 which shall bear interest at the rate of 11 per cent per annum from date until paid on the unpaid balance, payable in sixty (60) equal monthly installments of Ninety-seven and 85/100 Dollars (\$97.85) each, commencing January 5, 1987 and the balance on December 5, 1991.

2. It is agreed that upon the payment of the balance due by the Buyer that the Sellers will convey the above described land to the Buyer by a full warranty deed, free and clear of all mortgages, judgements, liens and other encumbrances of every kind.

3. It is agreed that the Sellers will convey insurable title to the Buyer when the balance of the purchase price has been paid.

4. It is agreed that the Buyer may take possession of said land upon the delivery of this agreement and that he shall be liable for all taxes and assessments levied against said land subsequent to January 1, 1987.

5. It is agreed that said land shall be used for residential purposes only; that no inoperable automobiles shall be left on the above described land for any prolonged period of time; that no livestock may be kept upon said land, but that fowls may be allowed; that mobile homes are permitted upon the above described land.

6. It is agreed that time is of the essence of this agreement and that if the Buyer shall default upon any payment upon the above mentioned promissory note for a period of thirty (30) days that the Sellers shall have the option of declaring this contract to be forfeited and that all payments theretofore made thereon shall be forfeited to the Sellers herein and that said Sellers may repossess said premises with or without legal process, but that if legal process should be necessary that the Buyer shall be liable for all Court costs and a reasonable attorney fee for the Sellers' attorney.

7. It is agreed that the Sellers shall not be liable for any injury, accident, or sickness occurring upon the above described premises during the life of this agreement.

IN WITNESS WHEREOF, The parties hereto have hereunto set their hands and seals on the _____ day of January, A.D., 1987.

Signed, sealed, and delivered in the presence of us:

Claude W. Tooke (SEAL)
CLAUDE W. TOOKE

Juanita L. Willis

Susie G. Tooke (SEAL)
SUSIE G. TOOKE

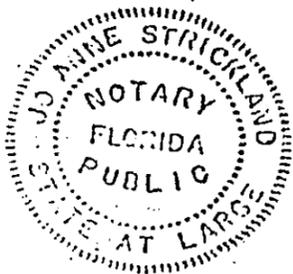
Jolane Strickland

Maurice Barron (SEAL)
MAURICE BARRON

STATE OF FLORIDA,
COUNTY OF WAKULLA.

This day personally appeared before me, the undersigned authority, Claude W. Tooke and Susie G. Tooke, his wife, and Maurice Barron, to me well known to be the individuals described in and who executed the foregoing Contract for Deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid this 8th day of January, A.D., 1987.



Jo Anne Strickland
Notary

Notary Public, State of Florida
My Commission Expires Aug. 11, 1987
Renewed Dec. 1987 Exp. 12/31/88

Documentary Stamps Paid \$ 6.75
Date 12-14-87. Wakulla County,
Florida. Carlton Tucker, Clerk of Circuit
Court.
By Elsie D. Linton
Deputy Clerk

Received \$ 9.00 In payment of Taxes
Due on Class (C) Intangible Personal Property

Carlton Tucker, Clerk Circuit Court
By Elsie D. Linton D.C.

This instrument prepared by:

Susie Tooke
Crawfordville, Florida 32327

71337
RECORDED
JAN 14 1987
CARLTON TUCKER
CLERK OF CIRCUIT COURT
WAKULLA COUNTY, FLORIDA

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