

WARRANTY DEED

CHARLES B. HARVEY, M.D., and CARL R. PENNINGTON, JR., as Tenants in Common, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from EUGENE A. GARDNER, a married man, of 50 Uranius Avenue, Merritt Island, Florida 32953, hereinafter referred to as Grantee, hereby, on this 10th day of September, 1989, conveys to the Grantee that real property located in Wakulla County, Florida, more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT to taxes for the year 1989 and subsequent years, easements and restrictive covenants record, if any, which specifically are not reimposed or extended hereby;

and the Grantor covenants that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

WITNESSES:

Joseph C. Egan  
Charlotte W. Sharpe  
Gray D. Edino  
W. B. [unclear]

[Signature]  
 CHARLES B. HARVEY, M.D.

[Signature]  
 CARL R. PENNINGTON, JR.

STATE OF FLORIDA  
 COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared CHARLES B. HARVEY, M.D., to me known to be the person described in and who executed the foregoing WARRANTY DEED, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County last aforesaid, this 10th day of September, 1989.

Francis L. Becc  
 NOTARY PUBLIC Notary Public, State of Florida  
 My commission expires April 24, 1993  
 Bonded thru Troy Fair Insurance Inc.

82262  
 SEP 27 1989  
 WAKULLA COUNTY

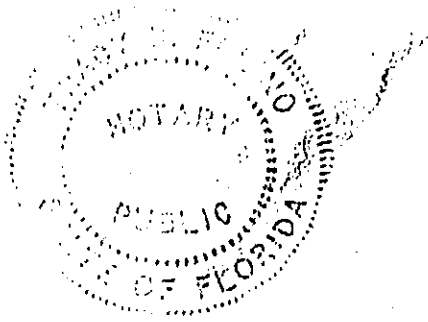
This Instrument prepared by:  
 THOMAS C. McCARTY,  
 Post Office Box 13527,  
 Tallahassee, Florida 32317-3527

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STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared CARL R. PENNINGTON, JR., to me known to be the person described in and who executed the foregoing instrument, and he acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 18<sup>th</sup> day of September, 1989.



[Signature]  
NOTARY PUBLIC  
My commission expires:  
Notary Public, State of Florida  
My Commission Expires April 17, 1993  
Bonded thru Gray Fair - Insurance Inc.

Documentary Stamps Paid \$66.00  
Date 9-27-89, Wakulla County,  
Florida. J. Harold Thurmond, Clerk of  
Circuit Court.  
By [Signature]  
Deputy Clerk

Unofficial Copy

WOODLAND HERITAGE, PHASE 2

TRACT 17

Commence at a concrete monument marking the Northwest corner of Section 9, Township 3 South, Range 1 West, Wakulla County, Florida, and thence run South 89 degrees 37 minutes 02 seconds East along the North boundary of said Section 9 a distance of 1,275.62 feet to the centerline of a 60.00 foot roadway easement, thence run South 00 degrees 23 minutes 19 seconds West along said centerline 545.05 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 23 minutes 19 seconds West along said centerline 545.10 feet, thence run South 89 degrees 37 minutes 02 seconds East 399.55 feet, thence run North 00 degrees 23 minutes 19 seconds East 545.10 feet, thence run North 89 degrees 37 minutes 02 seconds West 399.58 feet to the POINT OF BEGINNING containing 5.00 acres, more or less.

SUBJECT to a roadway easement over and across the Westerly 30.00 feet thereof.

Unofficial Copy

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"EXHIBIT A"