

Return to: (enclose self-addressed stamped envelope)
Name:

Address:

This instrument Prepared by:
Nancy Buchanan
Address: Wakulla Title Company, Inc.
P. O. Box 1022
Crawfordville, FL 32327

Property Appraiser Parcel I.D. (FoBo) Number(s):
Part of ID# 4209-E23

Grantee(s) S.S.#(s):

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

RECORDED
JUN 23 PM 3:43
J. HAROLD THURMOND
CLERK OF DISTRICT COURT
WAKULLA COUNTY FLORIDA

TRANS NUM:00092190
DOC STAMPS PD: \$88.00
INTANG. TAX PD: \$1.00
J. HAROLD THURMOND WAKULLA CO.
BY *Mari P. May* D.C.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Warranty Deed Made the 21st day of May A. D. 1991 by
DEBORAH A. MATHEWUSE, formerly known as DEBORAH B. BALLAS, a single person

hereinafter called the grantor, to
SAMUEL COOPER WINTON, JR.

whose postoffice address is Route 35, Box 1990, Tallahassee, FL 32304
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Wakulla County, Florida, viz:

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

TOGETHER WITH a 1986 Mobile Home, ID# HMST1388GA, Florida Title No. 42594280.

THE ABOVE described property is not the Homestead of the Grantor, within the meaning of Florida Law, and Grantor's spouse has no interest in the property requiring his joinder herein.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 90.

Subject to restrictions, easements, and reservations of record, if any, not specifically reimposed or extended hereby.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Justin H. McQueen
Paula M. Menden

Deborah A. Mathewuse
DEBORAH A. MATHEWUSE

STATE OF FLORIDA
COUNTY OF ORANGE

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 DEBORAH A. MATHEWUSE, formerly known as DEBORAH B. BALLAS, a single person to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of May A. D. 19 91.

OFF. REC. 177 PAGE 821

Frances C. Ledgley
Notary Public, State of Florida at Large
My Commission Expires April 2, 1994
Bonded Thru Brown & Brown, Inc.

EXHIBIT "A"

A part of Lots 23 and 24, Block "E", Greenlea, a subdivision as per map or plat thereof recorded in Plat Book 2, Page 66, of the Public Records of Wakulla County, Florida, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 24, Block "E", of Greenlea subdivision, thence North 00 degrees 18 minutes 23 seconds East 262.62 feet to the center of a 60 foot Roadway and Utility Easement, thence South 89 degrees 41 minutes 37 seconds East 187.55 feet, thence South 44 degrees 56 minutes 23 seconds East along said centerline 173.91 feet, thence South 59 degrees 05 minutes 25 seconds West 363.70 feet to the Westerly boundary of said Lot 23, thence North 00 degrees 18 minutes 23 seconds East 48.32 feet to the POINT OF BEGINNING, containing 1.37 acres, more or less, the Northerly and Northeasterly 30.00 feet thereof being subject to a Roadway and Utility Easement.

Unofficial Copy