

This Quit-Claim Deed, Executed this 1st day of April, A. D. 1993, by

first party, to Eldrid E. Johnson

whose postoffice address is Rt. 35, Box 1035, Tallahassee, Florida 32310

second party: Jane D. Lee

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Wakulla State of Florida, to-wit:

See attached Exhibit A for legal description.

See attached Exhibit B for restrictions, Mockingbird Hill Subdivision.

Subject to reservation, easement or restrictions of record if any.

Documentary Stamps Paid \$.70
Date 4/13/93, Wakulla County,
Florida. J. Harold Thurmond, Clerk of
Circuit Court.

By Bob Blum
Deputy Clerk

105743

RECORDED
AT THE CLERK'S OFFICE
93 APR -2 PM 12:56
J. HAROLD THURMOND
CLERK CIRCUIT COURT
WAKULLA COUNTY FLORIDA

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

Betty L. Danner

Eldrid E. Johnson
Eldrid E. Johnson

Melinda R. R...

STATE OF FLORIDA,
COUNTY OF Wakulla

OFF. REC. 209 PAGE 317

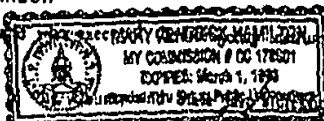
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Eldrid E. Johnson

to me known to be the person described in the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal

April

A. D. 1993



1st day of
Mary Hemerick Hemerick

Exhibit A

Lots 1 & 2 of MOCKINGBIRD HILL (UNRECORDED) and described as follows:

Commence at the Northeast corner of the Southeast Quarter of Section 22, Township 2 South, Range 1 West, Wakulla County, Florida and thence run South 89 degrees 49 minutes 27 seconds West along the North boundary of the Southeast Quarter of said Section 22, a distance of 248.77 feet to the Westerly right-of-way boundary of State Road No. 61, thence run South 01 degrees 03 minutes 10 seconds West along said Westerly right-of-way boundary 2389.16 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 01 degrees 03 minutes 10 seconds West along said Westerly right-of-way boundary 238.58 feet to a concrete monument on the South boundary of said Section 22, thence run South 89 degrees 13 minutes 44 seconds West along said South boundary 365.32 feet, thence run North 01 degrees 03 minutes 10 seconds East 238.58 feet to the centerline of a 60.00 foot roadway easement, thence run North 89 degrees 13 minutes 44 seconds East along said centerline 365.32 feet to the POINT OF BEGINNING, containing 2.00 acres, more or less.

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

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

A 60.00 foot roadway lying 30.00 feet on each side of the following described centerline;

Commence at the Northeast corner of the Southeast Quarter of Section 22, Township 2 South, Range 1 West, Wakulla County, Florida and thence run South 89 degrees 49 minutes 27 seconds West along the North boundary of the Southeast Quarter of said Section 22, a distance of 248.77 feet to the Westerly right-of-way boundary of State Road No. 61, thence run South 01 degrees 03 minutes 10 seconds West along Westerly right-of-way boundary 2389.16 feet to the POINT OF BEGINNING of said centerline. From said POINT OF BEGINNING thence run South 89 degrees 13 minutes 44 seconds West 547.98 feet, thence run North 01 degrees 03 minutes 10 seconds East 50.00 feet to the centerpoint of a cul-de-sac having a 50.00 foot radius and the termination point of said centerline.

EXHIBIT B

RESTRICTIONS FOR MOCKINGBIRD HILL SUBDIVISION

Notice is hereby given by Richard L. Cowdy, the developer of the lands described as Mockingbird Hill; for the purpose of protecting values, these restrictive covenants shall be enforceable in the Mockingbird Hill Subdivision in Wakulla County, Florida.

1. Only one dwelling house or double-wide mobile home shall be placed upon any one lot in this subdivision.
2. Each mobile home shall have skirting all the way around said mobile home.
3. No swine shall be allowed on any lot in the subdivision.
4. No lot in said subdivision shall be further subdivided.
5. All garbage shall be deposited at county approved dumps.
6. All lots shall be kept free of overgrown weeds, eyesores, nuisances, or any items or activities which disturb the peace and quiet enjoyment of the neighborhood.
7. Any structures of any type begun on a lot shall be completed in a reasonable time frame given the nature of the structure; no structure shall be left incomplete. The homeowner's association shall have the right to remedy a violation of this provision in whatever manner it sees fit, after 30 days.