

THIS INSTRUMENT PREPARED BY:  
MARGARET B. AUSLEY, Attorney at Law  
Macfarlane Ausley Ferguson  
& McMullen  
Post Office Box 391  
Tallahassee, Florida 32302

115420

WARRANTY DEED

RECORDED  
AT TIME & DATE NOTED

34 MAY 24 AM 8:03

WILLIAM L. THURMOND  
CLERK OF CIRCUIT COURT  
WAKULLA COUNTY, FLORIDA

THIS INDENTURE, dated May 20, 1994, between DENNIS P.

FLECK AND AUDREY T. FLECK, husband and wife, whose mailing address is Route 4 Box 6659, Crawfordville, Florida 32327, the "Grantors" herein, and DAVID EDENFIELD AND DEBORAH EDENFIELD, husband and wife, whose mailing address is 5742 Japonica Court, Tallahassee, Florida 32303, the "Grantees" herein,

W I T N E S S E T H:

That the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the Grantors in hand paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the Grantees, their heirs, successors and assigns forever, the following described land located in Wakulla County, Florida, to-wit:

Lot 12, Block D, SPRINGWOOD, Phase I, as per map or plat thereof as recorded in Plat Book 2, pages 74-75, Public Records of Wakulla County, Florida.

TOGETHER WITH any and all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO easements, reservations, and restrictive covenants of record, if any, and to ad valorem taxes for 1994 and subsequent years, and to the following restrictions and covenants:

- a. The SELLER retains, and BUYER takes title subject to, a right of first refusal to be held by SELLER or their assigns.
- b. Any residence built on the land shall contain a minimum of 1,000 square feet of heated, enclosed space.
- c. Only one detached single-family dwelling may be constructed on the site. No mobile home is permitted to be placed on the site.
- d. There shall be no construction of any type within 20 feet of the joint boundary with Lot 11, Block D, SPRINGWOOD, Phase I.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors covenant that the Grantors are lawfully seized of the premises and have the right to convey the premises to the Grantees; that the premises are free from any encumbrances, except as herein stated; and Grantors do hereby fully warrant the title to such land and will defend the same against the lawful claims of all persons whomsoever, subject to the foregoing exceptions.

OFF. REC. 233 PAGE 357

IN WITNESS WHEREOF, the Grantors have executed this Deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

Margaret B. Ausley  
(1st Witness-Signature)  
Margaret B. Ausley  
(1st Witness-Printed Name)

Dennis P. Fleck  
DENNIS P. FLECK

Sue T. Beard  
(2nd Witness-Signature)  
Sue T. Beard  
(2nd Witness-Printed Name)

Margaret B. Ausley  
(1st Witness-Signature)  
Margaret B. Ausley  
(1st Witness-Printed Name)

Audrey T. Fleck  
AUDREY T. FLECK

Sue T. Beard  
(2nd Witness-Signature)  
Sue T. Beard  
(2nd Witness-Printed Name)

TRANS NUM:00115420  
DOC STAMPS PD: \$77.00  
INTANG. TAX PD: \$.00  
J. HAROLD THURMOND WAKULLA CO.  
BY: [Signature] D.C.

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing Warranty Deed was acknowledged before me this 20th day of May, 1994 by DENNIS P. FLECK, who is personally known to me or who has produced Florida driver's license as identification.

Margaret Brandon Ausley  
Notary Public State of Florida

Typed/Printed Name  
My Commission Expires:  
My Commission No.:

STATE OF FLORIDA  
COUNTY OF LEON

OFFICIAL NOTARY SEAL  
MARGARET BRANDON AUSLEY  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC217447  
MY COMMISSION EXP. DEC. 10, 1994

The foregoing Warranty Deed was acknowledged before me this 20th day of May, 1994, by AUDREY T. FLECK, who is personally known to me or who has produced Florida driver's license as identification.

Margaret Brandon Ausley  
Notary Public State of Florida

Typed/Printed Name  
My Commission Expires:  
My Commission No.:

OFFICIAL NOTARY SEAL  
MARGARET BRANDON AUSLEY  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC217447  
MY COMMISSION EXP. DEC. 10, 1994

OFF. 233 PAGE 358