

This Instrument Prepared by:  
 Name: **WAKULLA TITLE COMPANY, INC.**  
 Address: **P. O. Box 1022  
 Crawfordville, FL 32326**  
 Return to:  
 Grantee(s) Name:  
 Address:

Property Appraisers Parcel Identification Number(s):  
**03-6S-02W-036-03811-018**  
 Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

**WARRANTY DEED  
 INDIV. TO INDIV.**  
**RECORDED**  
 AT TIME & DATE NOTED  
 JUN 16 PM 2:38  
 CLERK CIRCUIT COURT  
 WAKULLA COUNTY FLORIDA

**116712**

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 1st day of June A.D. 1994 by HOWARD H. HAWKES, JR. and ANITA M. DECKARD, HUSBAND AND WIFE hereinafter called the grantor, to JOHN A. MASTERSON and MARY NELL MASTERSON, HUSBAND AND WIFE whose post office address is 67 STENSTROM ROAD, WAUCHULA, FL 33873 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, remises, releases, conveys and confirms unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

Lot 18, Block "C", RIVER BEND SUBDIVISION, a subdivision as per map or plat thereof, recorded in Plat Book 1, Page 40, of the Public Records of Wakulla County, Florida.

SUBJECT to that certain mortgage to Real Estate Financing, Inc. dated 9-21-93 and recorded 10-1-93 in Official Records Book 220, Page 70, of the Public Records of Wakulla County, Florida, which by acceptance of this conveyance, within named Grantees do hereby agree to assume and pay.

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

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 1993.

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

Signed, sealed and delivered in the presence of:

● Waneeta Gamache  
 Signature  
 Waneeta Gamache

● Robin L. Dore  
 Printed Signature  
 Signature  
 Robin L. Dore

Printed Signature  
 Signature

Printed Signature  
 Signature

Printed Signature  
 Signature

STATE OF MAINE  
 COUNTY OF Kennebec  
 HOWARD H. HAWKES, JR. known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): \_\_\_\_\_ and that an oath was not taken.



● Howard H. Hawkes, Jr.  
 Signature  
 HOWARD H. HAWKES, JR.

RT.1 BOX 3331-3  
 PANACEA, FL 32346

SEE SEPARATE ACKNOWLEDGMENT  
 Signature  
 ANITA M. DECKARD

RT.1 BOX 3331-3  
 PANACEA, FL 32346

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this 1 day of June, A.D. 1994.

● Theresa L. Haskell  
 Notary Signature  
 Theresa L. Haskell  
 Printed Notary Signature

ADDITIONAL ACKNOWLEDGMENT

Signed, Sealed and Delivered  
in the Presence of

[Signature]  
Witness sign TRACY C. CHULEY

Witness print

[Signature]  
Witness sign ROSANNA M. BROWN

Witness print

[Signature]  
ANITA M. DECKARD L.S.

\_\_\_\_\_ L.S.

STATE OF FLORIDA

COUNTY OF WAKULLA

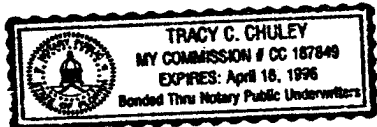
I HEREBY CERTIFY, that on this day, before me, an officer duly  
authorized in the State and County aforesaid to take acknowledgments, personally  
appeared, ANITA M. DECKARD

to me known to be the person(s) described in and who executed the attached  
instrument WARRANTY DEED

and that she acknowledged before me that she executed the same. The above  
named person(s) is/are personally known or produced the Drivers License  
as identification and an oath was \_\_\_\_\_ taken.

WITNESS my hand and official seal in the County and State last aforesaid  
this 1st day of June, A.D. 1994.

( Seal )



[Signature]  
Notary sign TRACY C. CHULEY  
Notary print

Documentary Tax Pd. \$ 567.<sup>00</sup>  
Intangible Tax Pd. \$ \_\_\_\_\_  
J. Harold Diamond, Clerk, Wakulla County  
By [Signature] Deputy Clerk

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