

Return to: (addressed stamped envelope)

WARRANTY DEED
INDIVID. TO INDIVID.

CO FORM 01

NAME:

Address:

FILED AND RECORDED
DATE 07/20/1994 TM 09:45

This instrument Prepared by: W. CRIT SMITH, ESQ.
SUSAN S. THOMPSON, ESQ.
Address: 3520 THOMASVILLE ROAD, FOURTH FLOOR
TALLAHASSEE, FLORIDA 32308
94-2057MAE

J. HAROLD THURMOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS 189.00
INTANG TAX .00

Property Appraisers Parcel Identification (Folio) Number(s):

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 11th day of JULY A.D. 19 94 by
FRANK BENGYEL, A SINGLE MAN

hereinafter called the grantor, to EARL D. HENDRIX and KAREN R. HENDRIX, husband and wife, and
AUDRA MURRAH, a single woman

whose post office address is 1561 SOUTH CONGRESS AVENUE #183, DELRAY BEACH, FLORIDA 33445

hereinafter called the grantees:

(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 LEON
County, State of FLORIDA, viz:

LOT 2, BLOCK "I", SPRINGWOOD, PHASE II, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT
BOOK 3, PAGES 14-17, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

GRANTOR HEREIN AFFIRMS THAT THE PROPERTY IS NON-HOMESTEAD.

SUBJECT TO TAXES for the year 1994 and subsequent years, restrictions, reservations,
covenants and easements of record, if any.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
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, 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:

Signature: Thom Patterson

Printed Signature: Thom Patterson

Signature: Deborah A. Lambert

Printed Signature: Deborah A. Lambert

Signature: _____

Printed Signature: _____

Signature: _____

Printed Signature: _____

STATE OF Florida

COUNTY OF Orange

FRANK BENGYEL, A SINGLE MAN

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he
executed the same, that I relied upon the following form of identification of the above-named person: Drivers License

and that an oath (was not) taken.

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NOTARY PUBLIC STAMP
TERRIE L. ROBINSON-NOTTER
Notary Public, State of Florida
My Comm. expires April 7, 1997
Comm. No. CC275009

Witness my hand and official seal in the County and State last aforesaid this
11th day of JULY A.D. 19 94.

Signature: Terrie L. Robinson-Nutter

Printed Notary Signature: Terrie L. Robinson-Nutter

Signature: Frank Bengyel

Printed Signature: FRANK BENGYEL

Post Office Address: 1766 Bellwood Cr. W. Tall. 32301

Signature: _____

Printed Signature: _____

Post Office Address: _____

FLM 117689 B 238 P 51
REC NO. 11000000256

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