

Return to: (enclose self-addressed stamped envelope)

to: Don D. Dye
Attorney at Law
P. O. Box 4148
Tallahassee, FL 32315

is Instrument Prepared by: John M. Graysneck

from: P.O. Box 1485
Ardmore, OK 73402

Property Appraisers Parcel Identification (Folio) Numbers:
20-35-01E-154-05398-A20
anteed S.S. #16:

WARRANTY DEED FROM CORPORATION

RAMCO FORM 33

FILED AND RECORDED
DATE 01/23/1996 TM 10:48

J. HAROLD THURMOND CLERK
CO: WAKULLA ST: FL

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 8th day of January A.D. 1996 by
GODDARD INVESTMENT COMPANY,
a corporation existing under the laws of Delaware, and having its principal place of business
at P.O. Box 1485, Ardmore, OK 73402

hereinafter called the grantor, to CHARLES S. SMITH and EVELYN A. SMITH, husband and wife,
whose post office address is 1542 Merry Oak Court, Tallahassee, FL 32303

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the 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 grantor, for and in consideration of the sum of \$ 21,500.00 and
other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee all that certain land situate in
Wakulla County, State of Florida, viz:

Per Exhibit "A" attached hereto

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 it is lawfully seized of said land in fee simple; that
it has good right and lawful authority to sell and convey said land; that it 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.

In Witness Whereof the said grantor has caused these
presents to be executed in its name, and its corporate seal to be hereunto
affixed, by its proper officers thereunto duly authorized, the day and
year first above written.

(CORPORATE SEAL)

ATTEST: Gloria B. Krauter
Secretary

GODDARD INVESTMENT COMPANY

Signed, sealed and delivered in the presence of:

William R. Goddard, Jr.
President

John M. Graysneck
Witness

William R. Goddard, Jr.
Printed Name

Barbara Moberly
Witness

FL# 130209 B 269 P 113
REC NO. 1602300591E

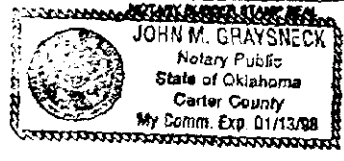
Barbara Moberly
Printed Name

STATE OF Oklahoma
COUNTY OF Carter

I hereby certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared
William R. Goddard, Jr.

known to me to be the Gloria B. Krauter
President and Gloria B. Krauter

respectively of Goddard Investment Company the corporation in whose name
the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely
and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate
seal of said corporation, that I relied upon the following form of identification of the above-named person
personal knowledge and that an oath (was/were not) taken.



Witness my hand and official seal in the County and State last aforesaid
this 8th day of January, A.D. 1996
John M. Graysneck
Notary Public
Printed Notary Signature

EXHIBIT A

Lot 20, Block A, of RIVER PLANTATION ESTATES according to the plat thereof recorded in Plat Book 2, Pages 43-46, public records of Wakulla County, Florida, said lots lying in Section 20, Township 3 South, Range 1 East, Wakulla County, Florida.

SUBJECT TO Declaration of Restrictions, Covenants, Easements and Reservations applicable to RIVER PLANTATION ESTATES recorded in Official Records Book 93, Pages 716-737, public records of Wakulla County, Florida.

FURTHER SUBJECT TO documents pertaining to WAKULLA RIVER CLUB, INC. (Homeowner's Association).

FURTHER SUBJECT TO real estate taxes assessed against the property for the year of the closing and subsequent years.

FURTHER SUBJECT TO zoning and governmental regulation of land use.

FURTHER SUBJECT TO mineral rights previously reserved of record and any other easements, reservations and restrictions of record.

FURTHER SUBJECT TO any adverse claim to any portion of the land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.

FL# 130502 B 265 P 114
REC NO. 16023005912

Unofficial Copy