

8135-96

This Instrument Prepared by:
Name: Tracy C. Chuley
Address: WAKULLA TITLE COMPANY, INC.
P. O. Box 1022
Crawfordville, FL 32326

Return to:
Grantee(s) Name:

Address:

Property Appraisers Parcel Identification Number(s):

20-3S-01E-154-05398-A34

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED
INDIV. TO INDIV.

FILED AND RECORDED
DATE 08/22/1996 TM 13:33

J. HAROLD THURMOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS 378.00
INTANG TAX .00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 12th day of August A.D. 1996 by DAVID A. PETERSON and KRISTA A. PETERSON, husband and wife, hereinafter called the grantor, to KEVIN R. CLEWIS and ROBIN S. CLEWIS, husband and wife whose post office address is 556 River Plantation Rd., Crawfordville, FL 32322, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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, 1995.

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:

Patricia Belius
Witness Signature
PATRICIA Belius
Printed Signature

Patricia Belius
Witness Signature
PATRICIA Belius
Printed Signature

David A. Peterson
Signature
DAVID A. PETERSON
558 Riverside Drive
Holly Hill, FL 32117

Krista A. Peterson
Signature
KRISTA A. PETERSON
558 Riverside Drive
Holly Hill, FL 32117

FL# 136037 B 203 P 104
REC NO. 16235009348

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

STATE OF FLORIDA
COUNTY OF Volusia

DAVID A. PETERSON and KRISTA A. PETERSON, husband and wife 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): David + Krista Peterson and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 13 day of August, A.D. 1996.

Janice S. Griffin
Notary Signature
Janice S. Griffin
Printed Notary Signature

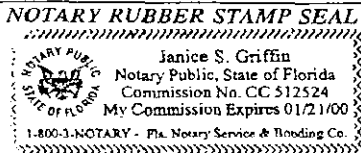


EXHIBIT A

Lot 34, 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 29, 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. (Homeowners' 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# 136037 B 283 P 185
REC NO. 16235007348