

This Instrument Prepared by: Shannon M. Rivera,
An Officer of Associated Land Title Group, Inc.,
2032 Thomasville Road, Tallahassee, FL 32312,
For Purposes of Title Ins.
File # 220-97-0755
Parcel ID # 15-3S-1E-000-05193-001

FILED AND RECORDED
DATE 06/09/1997 TM 09:00

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

DOC STAMPS 273.00
INTANG TAX .00

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made May 30, 1997, BETWEEN

Daniel A. Cunha, a married man
whose post office address is 3045 O'Brian Drive Tallahassee, FL 32308 of the County of
Leon, State of Florida, grantor, and

Mary DeAnn Lipford, a single woman
whose post office address is Rt. 4, Box 6771, Crawfordville, Florida 32327,
of the County of Wakulla, State of Florida, grantee,

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00)
Dollars, and other good and valuable considerations to said grantor in hand paid by said
grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the
said grantee, and grantee's heirs, successors and assigns forever, the following described
land, situate, lying and being in Wakulla County, Florida to-wit:

See Exhibit A attached hereto and by this reference made a part hereof.

Subject to easements and restrictions of record, if any, which are specifically not
extended or reimposed hereby. Subject to 1997 taxes and assessments

GRANTOR HEREIN AFFIRMS ABOVE DESCRIBED PROPERTY NOT
HOMESTEAD.

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and said grantor does hereby fully warrant the title to said land, and will defend the same
against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Charles O. Middleton

Daniel A. Cunha
Daniel A. Cunha

CHARLES O. MIDDLETON
PLEASE PRINT OR TYPE NAME AS IT APPEARS

Carolyn K. Miller

Carolyn K. Miller
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF Florida

COUNTY OF Leon

I HEREBY CERTIFY, that on May 30, 1997, before me personally appeared Daniel A. Cunha, a married man who is personally known to me or has produced the identification identified below, who is the person described in and who executed the foregoing instrument, and who after being duly sworn says that the execution hereof is his free act and deed for the uses and purposes herein mentioned.

SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

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() To me personally known (X) Identified by Driver's License () Identified by _____

My Commission Expires: _____

Commission No.: _____

Charles O. Middleton
Notary Public

PLEASE PRINT OR TYPE NAME AS IT APPEARS



CHARLES O. MIDDLETON
My Comm Exp. 2/05/2001
Bonded By Service Ins
No. CC600162
() Personally Known () Other I.D.

Exhibit A

Begin at the Northwest corner of the East half of the Northwest quarter of the Southwest quarter of Section 15, Township 3 South, Range 1 East Wakulla County, Florida, run thence East 264 feet, thence South 165 feet, thence West 264 feet, thence North 165 feet to the POINT OF BEGINNING. Said tract lying and being in Section 15, Township 3 South, Range 1 East, Wakulla County, Florida.

TOGETHER WITH an Ingress, Egress Easement recorded in Official Records Book 178, Page 13, in the Public Records of Wakulla County, Florida.

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