

Return to: (enclose self-addressed stamped envelope)

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

Name: Kim A. Nicholson
Address: 17 Redman Rd
Crawfordville, Fl 32327

FILED AND RECORDED
DATE 11/03/1997 TM 09:45

This Instrument Prepared by:
Address: Kim A. Nicholson
17 Redman Rd
Crawfordville, Fl 32327

BRENT X. THURMOND CLERK
CO:WAKULLA ST:FL

Property Appraiser's Parcel Identification (Folio) Number(s):
00-00-043-010-09118-000
Grantee(s) S.S. #[s]:

DDC STAMPS 3.50
INTANG TAX .00

Continental Paper & Printing Co., Inc. 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 22 day of September A.D. 1997 by
Elizabeth Coss the unmarried surviving spouse of LESTER A. COSS
hereinafter called the grantor, to Kim A. Nicholson, A Single man
whose post office address is 17 Redman Rd., Crawfordville
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 \$ 10,000 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:

~~This is not homestead~~
IS HOMESTEAD
Lot number 18, Block number 30, of Wakulla Gardens Unit 3

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, 19

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: Roberta Barnes
Printed Signature: ROBERTA BARNES
Signature: Linda M. Mickey
Printed Signature: LINDA M. MICKEY

Signature: Elizabeth Coss
Printed Signature: ELIZABETH COSS
307 Wilson Ave., Ambridge, Pa 15003
Post Office Address

FL# 147340 B 312 P 257
REC NO. 01730716657

Signature: _____
Printed Signature: _____
Signature: _____
Printed Signature: _____

Signature: _____
Printed Signature: _____
Post Office Address: _____

STATE OF PA
COUNTY OF Beaver

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

ELIZABETH COSS
known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that
executed the same, that I relied upon the following form of identification of the above-named person: PA Drivers License
and that an oath (was)(was not) taken.

NOTARY PUBLIC STAMP SEAL
NOTARIAL SEAL
ROSE A. MANCINI, NOTARY PUBLIC
AMBRIDGE, BEAVER COUNTY
MY COMMISSION EXPIRES OCT. 17, 1998

Witness my hand and official seal in the County and State last aforesaid this
10th day of Oct, A.D. 1997
Signature: Rose A Mancini
Printed Notary Signature: ROSE A MANCINI

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