

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.

Address: 3520 Thomasville Rd,
4th Floor
Tallahassee, FL 32308
20021454JLB

Parcel I.D. #: 00-00-074-253-10197-A64

Inst:0000186805 Date:03/26/2002 Time:15:53:34

Doc Stamp-Deed : 945.70

DC, Brent Thurmond, WAKULLA County B:438 P:794

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 19th day of March, 2002, by

BRIDLEGATE/AUDUBON, INC., a corporation existing under the laws of the State of Florida, and having its principal place of business at 508-A CAPITAL CIRCLE SE, TALLAHASSEE, FL 32301 hereinafter called the grantor, to

RANDY R. SELLERS, A SINGLE MAN
WYNGATE

whose post office address is 9 WYNGATE COURT, CRAWFORDVILLE, FLORIDA 32327 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 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:

LOT 64, BRIDLE GATE, PHASE TWO, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 59, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

SUBJECT TO SPECIAL ASSESSMENTS AND THOSE ACCRUING HEREAFTER, ZONING AND OTHER GOVERNMENTAL RESTRICTIONS, PLAT RESTRICTIONS AND QUALIFICATIONS, PUBLIC UTILITY EASEMENTS AND RESTRICTIVE COVENANTS 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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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, except taxes accruing subsequent to December 31, 2001.

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 property officers thereunto duly authorized, the day and year first above written.

ATTEST: _____
Secretary

Signed, sealed and delivered in the presence of:

Shonda Thomas
Signature

Shonda Thomas
Printed Signature

Linda H. Smith
Signature

Linda H. Smith
Printed Signature

BRIDLEGATE/AUDUBON, INC.

By: [Signature]
(Signature)

Fred Turner
Printed Name

CEO
Title

State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Fred Turner known to me to be the CEO of **BRIDLEGATE/AUDUBON, INC.**, the corporation in whose name the foregoing instrument was executed and that he 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: **PERSONALLY KNOWN** as identification and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 19th day of March, 2002.

[Signature]
Notary Signature

Linda H. Smith
Printed Notary Signature

Notary Public Rubber Stamp Seal

NOTARY PUBLIC
STATE OF FLORIDA
Linda H. Smith
Commission # CC 774534
Expires SEP 27, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.