

Return to:

Name: STEWART TITLE OF TALLAHASSEE, INC.

Address: 3301 Thomasville Road Suite 202

Tallahassee, FL 32312

This Instrument Prepared by: SHERRY FORDHAM

STEWART TITLE OF TALLAHASSEE, INC.

3301 Thomasville Road Suite 202

Tallahassee, FL 32312

Inst:0000190393 Date:06/07/2002 Time:13:30:52

Doc Stamp-Deed : 987.00

DC, Brent Thurmond, WAKULLA County B:452 P:613

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s): 00-00075-25-10235-025

Grantee(s) I.D.#

FILE NO: 02021774

WARRANTY DEED

This Warranty Deed Made this 31st day of July, 2002,
by BRIDLEGATE/AUDUBON, INC.

a corporation existing under the laws of
508-A CAPITAL CIRCLE SE TALLAHASSEE, FL 32301

, and having its place of business at

hereinafter called the grantor, to STEPHEN G. WEBSTER AND TRACY E. WEBSTER, HUSBAND AND
WIFE

whose post office address is: 44 SHOEMAKER COURT CRAWFORDVILLE, FL 32327

hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, receipt
whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee,
all that certain land situate in WAKULLA County, Florida, viz:
LOT 25, BRIDLEGATE, A SUBDIVISION AS PER MAP OR PLAT THEREOF
RECORDED IN PLAT BOOK 3, PAGE 57 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 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; that the grantor 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, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporation)

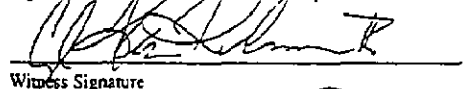
IN WITNESS WHEREOF, the grantor has caused these presents to be executed
in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto
duly authorized, the day and year first above written.

ATTEST:

Secretary

BRIDLEGATE/AUDUBON, INC.

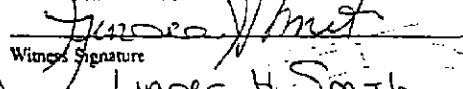
Signed, sealed and delivered in the presence of:



Witness Signature

CLYDE FRANKLIN RICHARDSON II

Witness Printed Name



Witness Signature

Linda H. Smith

Witness Printed Name

STATE OF FL
COUNTY OF LEON

The foregoing instrument was acknowledged before me this _____ day of _____ by
DOUGLAS E. TURNER as PRESIDENT of BRIDLEGATE/AUDUBON, INC., a FLORIDA
corporation,

on behalf of the corporation. He/she is personally known to me or has produced driver license(s)
as identification.

My Commission expires:

NOTARY PUBLIC
Linda H. Smith
Commission # CC 774534
Expires SEP. 27, 2002

Printed Name:
Notary Public

Linda H. Smith