

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
20027302JLB
Parcel I.D. #: 00-00-076-181-10250-B02

Inst:0000192212 Date:10/17/2002 Time:14:55
Doc Stamp-Deed : 952.70
DC, Brent Thurmond, WAKULLA County B:460 P:402

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 15th day of October, 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

STEVEN TAYLOR and GILLIAN C. TAYLOR, HUSBAND AND WIFE

whose post office address is 58 TAFF DRIVE, Crawfordville, FL 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 2, RIDGELAND PLACE, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 46, 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:

BRIDLEGATE/AUDUBON, INC.

Signature

SEANIGER CLEMENS

Printed Signature

Linda H. Smith

Signature

Linda H. Smith

Printed Signature

By: _____
(Signature)

Douglas E. Turner

Printed Name

President

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 Douglas E. Turner known to me to be the President 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 15th day of October, 2002.

Notary Signature
Linda H. Smith

Printed Notary Signature

Notary Public Rubber Stamp Seal



Linda H. Smith
MY COMMISSION # DD152704 EXPIRES
September 27, 2006
BONDED THRU TROY FAIR INSURANCE, INC.