

Return to:

Name: STEWART TITLE OF TALLAHASSEE, INC.

Address: 3301 Thomasville Road Suite 202

Tallahassee, FL 32312

This Instrument Prepared by: VALERIE FLOWERS

STEWART TITLE OF TALLAHASSEE, INC.

3301 Thomasville Road Suite 202

Tallahassee, FL 32312

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):

000007700010346003

Grantee(s) I.D.#

FILE NO: 02012090

Inst:0000195988 Date:03/03/2003 Time:13:48

Doc Stamp-Deed : 224.00

DC, Brent Thurmond, WAKULLA County B:476 P:672

WARRANTY DEED

This Warranty Deed Made this 23rd day of August, 2002,
by ASSOCIATES HOUSING FINANCE, LLC.

a corporation existing under the laws of Florida
3800 CITIBANK CENTER #G-3 TAMPA, FL 3360

, and having its place of business at

hereinafter called the grantor, to AUGUSTUS R WINCHESTER, a single man.

whose post office address is: MAIL TO: P.O. Box 876
Gulf Breeze, FL 32562

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

ASSOCIATES HOUSING FINANCE, LLC

Signed, sealed and delivered in the presence of:

Charles G. Perrie
Witness Signature

Charles G. Perrie
Witness Printed Name

Heather Jackson
Witness Signature

Heather Jackson
Witness Printed Name

STATE OF FL Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 23rd day of August, 2002 by
Rose M. Kieffer as Vice President of ASSOCIATES
HOUSING FINANCE, LLC, a FLORIDA corporation,

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

My Commission expires: 2/29/04



Rose M. Kieffer
MY COMMISSION # CC914717 EXPIRES
February 29, 2004
BONDED THROUGH FARM INSURANCE, INC.

BY Rose M. Kieffer
Rose M. Kieffer, V.P.

Printed Name: Rose M. Kieffer
Notary Public
Serial Number CC 914717

EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF LOT 77 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA, SAID POINT BEING LOCATED SOUTH 72 DEGREES 16 MINUTES 20 SECONDS WEST 2033.84 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID LOT 77, THENCE RUN SOUTH 72 DEGREES 25 MINUTES WEST ALONG THE NORTHERLY BOUNDARY OF THE SOUTHWEST QUARTER OF SAID LOT 77, A DISTANCE OF 501 FEET, THENCE RUN SOUTH 17 DEGREES 30 MINUTES 00 SECONDS EAST 329.12 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 17 DEGREES 30 MINUTES 00 SECONDS EAST 60.77 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 72 DEGREES 25 MINUTES 00 SECONDS WEST 232.36 FEET TO A RE-ROD, THENCE RUN NORTH 17 DEGREES 20 MINUTES 32 SECONDS WEST 197.86 FEET, THENCE RUN SOUTH 76 DEGREES 57 MINUTES 52 SECONDS EAST 269.15 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A ROADWAY EASEMENT OVER AND ACROSS THE WESTERLY 25.00 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND REGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

THE WESTERLY 25 FEET OF THAT CERTAIN 2.38 ACRE TRACT OF LAND AS CONVEYED TO D. L. STRICKLAND BY IRENE STRICKLAND BY DEED DATED JUNE 14, 1962, AND RECORDED ON PAGE 572 OF DEED BOOK 60 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND BEING SITUATE IN THE SW1/4 OF LOT NO. 77 OF THE HARTSFIELD SURVEY OF LANDS IN WAKULLA COUNTY, FLORIDA.

TOGETHER WITH A 2000 BELL SINGLEWIDE MOBILE HOME HAVING SERIAL #GBHMN53464.

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