

Prepared by:
Wendy M. Martin
North State Title Services, Inc.
3055 Crawfordville Highway
Crawfordville, Florida 32327

Inst:0000198111 Date:05/01/2003 Time:15:43
Doc Stamp-Deed : 483.00
DC, Brent Thurmond, WAKULLA County B:485 P:636

File Number: 03-001

Warranty Deed

Made this April 23, 2003 A.D., By Clarence Wesley and Gloria H. Wesley his wife, whose post office address is: *137 Southwest 5th St. Ocala, FL 34474*, hereinafter called the grantor, to Russell C. Rossow and Linda L. Rossow, husband and wife, whose post office address is: 13176 159th Street North, Jupiter, FL 13478, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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, Florida, viz:

See Attached Exhibit "A" Attached hereto and made a part hereof

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 04-3S-01W-000-04282-008

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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Wendy M Martin
Witness Printed Name *Wendy M Martin*

Bob Danzey
Witness Printed Name *Bob Danzey*

Clarence Wesley (Seal)
Clarence Wesley
Address:

Gloria H. Wesley (Seal)
Gloria H. Wesley
Address:

State of Florida
County of Wakulla

The foregoing instrument was acknowledged before me this April 23, 2003, by Clarence Wesley and Gloria H. Wesley his wife, who is/are personally known to me or who has produced *Divers License* as identification.

Wendy M Martin
Notary Public
Print Name: *Wendy M Martin*
My Commission Expires:



Wendy M. Martin
MY COMMISSION # CC855317 EXPIRES
November 16, 2003
BONDED THE TROY FAIRFAX INSURANCE, INC.

Exhibit "A"

Commence at an old lightwood hub marking the Southeast corner of Section 4, Township 3 South, Range 1 West, Wakulla County, Florida, and thence run North 01 degrees 22'45" West along the Section Line 424.88 feet to a Point of Beginning. From said Point of Beginning, run South 89 degrees 54'46" West 1578.35 feet, thence run North 01 degrees 22'45" West 424.94 feet, thence run South 83 degrees 24'58" East 1593.31 feet to the East boundary of said Section 4, thence run South 01 degrees 22'45" East along the Section Line 239.80 feet to the Point of Beginning.

Said land being otherwise described as Tract E2 of an unrecorded plat of a survey of the lands of the Estate of Amanda Roberts and John Roberts, her husband, both deceased.

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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Legal Description with Non Homestead
Closer's Choice