

This Instrument Prepared by: Patricia Foe
Name: WOODLANDS TITLE COMPANY, INC.
Address:

3079 Crawfordville Hwy
P.O. BOX 726
CRAWFORDVILLE, FLORIDA 32326

pursuant to the issuance of a title commitment.

Return to:

Grantee(s) Name:

Henry K. Boswell
Jeff Boswell

Address:

1791 Philema Road
Albany, Georgia 31701

Property Appraisers Parcel Identification Number(s):

35-5S-03W-000-01234-000

Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED
INDIV. TO INDIV.

Inst:0000198831 Date:05/27/2003 Time:08:32

Doc Stamp-Deed : 504.00

DC, Brent Thurmond, WAKULLA County B:488 P:454

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 22nd day of May A.D. 2003 by Houston E. Taff and Beth Taff, husband and wife Joseph I. Anderson, a married man and Wayne W. Todd, Jr., a married man and Ernest B. Koelliker, a married man and Dale Beverly Litchfield, f/k/a Dale Beverly Taff, Personal Representative of the Estate of Betty A. Taff, deceased hereinafter called the grantor, to Henry K. Boswell, a married man and Jeff Boswell, a single man whose post office address is 1791 Philema Road, Albany, Georgia 31701 hereinafter called the grantee:

(Wherever used herein the terms "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 \$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:

See Exhibit "A" attached hereto and made apart hereof for legal description
THIS IS VACANT LAND AND NOT THE HOMESTEAD OR ADJACENT TO THE HOMESTEAD OF SAID GRANTORS AS DESCRIBED BY FLORIDA LAW THEREFORE DOES NOT REQUIRE THE JOINDER OF SPOUSE.

SUBJECT TO SPECIAL ASSESSMENTS AND THOSE ACCRUING HEREAFTER, ZONING AND OTHER GOVERNMENTAL 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 otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with the 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, and hereby 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, 2002.

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

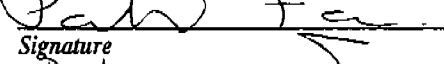
Signed, sealed and delivered in the presence of:


Signature

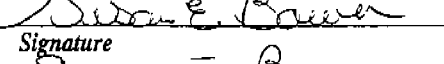
Printed Signature
Patricia Foe


Signature

Printed Signature
Susan E. Bowen


Signature

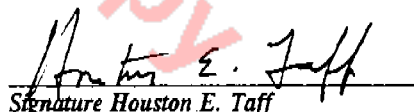
Printed Signature
Patricia Foe


Signature

Printed Signature
Susan E. Bowen

STATE OF FLORIDA
COUNTY OF WAKULLA

Houston E. Taff and Beth Taff, husband and wife known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s):


Signature Houston E. Taff

854 Aaron Road
Crawfordville, Florida 32327


Signature Beth Taff

854 Aaron Road
Crawfordville, Florida 32327

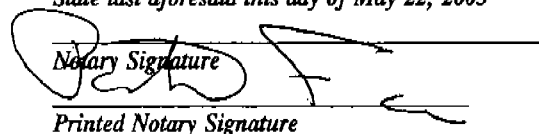
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this day of May 22, 2003

NOTARY RUBBER STAMP SEAL



Patricia Foe
MY COMMISSION # DD059444 EXPIRES
November 3, 2005
BONDED THRU TROY FAY INSURANCE, INC.


Notary Signature
Printed Notary Signature

I, Ernest B. Koelliker, do consent to and joined with this Warranty Deed.

Witness Signature

Printed Name

Witness Signature

Printed Name

Ernest B. Koelliker

Inst:0000198831 Date:05/27/2003 Time:08:32

Doc Stamp-Deed : 504.00

DC, Brent Thurmond, WAKULLA County B:488 P:455

COUNTY OF Wakulla, STATE OF Florida

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared:

Ernest B. Koelliker to me known or identified by _____ to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same, and who did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid this 22 day of May, 2003.

My Commission Expires: DD059444 EXPIRES
November 3, 2005

BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public

Commission No:

I, Wayne W. Todd, Jr. do consent to and joined with this Warranty Deed.

Witness Signature

Printed Name

Witness Signature

Printed Name

Wayne W. Todd, Jr.

COUNTY OF Wakulla, STATE OF Florida

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared:

Wayne W. Todd, Jr. to me known or identified by _____ to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same, and who did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid this 22 day of May, 2003.

My Commission Expires: DD059444 EXPIRES
November 3, 2005

BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public

Commission No:

I, Joseph I. Anderson, do consent to and joined with this Warranty Deed.

Witness Signature

Printed Name

Witness Signature

Printed Name

Joseph I. Anderson

COUNTY OF Wakulla, STATE OF Florida

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared:

Joseph I. Anderson to me known or identified by _____ to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same, and who did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid this 22 day of May, 2003.

My Commission Expires: DD059444 EXPIRES
November 3, 2005

BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public

Commission No:

I, Dale Beverly Litchfield f/k/a Dale Beverly Taff, Personal Representative of the Estate of Betty A. Taff, deceased do consent to and joined with this Warranty Deed.

Witness Signature

Printed Name

Witness Signature

Printed Name

Dale Beverly Litchfield f/k/a Dale Beverly Taff, Personal Representative

COUNTY OF Wakulla, STATE OF Florida

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared:

Dale Beverly Litchfield f/k/a Dale Beverly Taff, Personal Representative to me known or identified by _____ to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same, and who did not take an oath.

WITNESS my hand and official seal in the county and state last aforesaid this 22 day of May, 2003.

My Commission Expires:

Patricia Foe
MY COMMISSION # DD059444 EXPIRES
November 3, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public

Commission No:

Exhibit "A"

Lot 16, Block "A"(unrecorded)

Commence at the Northeast corner of Section 33, Township 5 South, Range 3 West, Wakulla County, Florida and run South 00 degrees 11 minutes 52 seconds West 321.91 feet, thence run South 00 degrees 07 minutes 43 seconds West 59.48 feet, thence run South 00 degrees 06 minutes 24 seconds West 176.16 feet, thence run North 89 degrees 58 minutes 04 seconds West 215.41 feet, thence run South 00 degrees 08 minutes 45 seconds West 67.95 feet to the Point of Beginning. From said Point of Beginning run North 82 degrees 21 minutes 21 seconds West 322.77 feet, thence run South 29 degrees 47 minutes 18 seconds West 309.75 feet, thence run South 05 degrees 56 minutes 00 seconds West 720.00 feet to the river's edge of Ochlockonee River, thence run North 57 degrees 49 minutes 49 seconds East along said river's edge 193.91 feet, thence leaving said river's edge run North 11 degrees 21 minutes 27 seconds East 675.71 feet, thence run North 69 degrees 34 minutes 15 seconds East 161.25 feet, thence run North 69 degrees 04 minutes 16 seconds East 106.73 feet, thence run North 00 degrees 08 minutes 45 seconds East 81.90 feet to the Point of Beginning containing 4.48 acres, more or less

TOGETHER WITH a 60.00 foot roadway easement lying over and across the Northeasterly portion thereof and more particularly described as follows:

Commence at a 4 inch by 4 inch concrete monument marking the Northeast corner of Section 33, Township 5 South, Range 3 West, Wakulla County, Florida and run South 00 degrees 11 minutes 52 seconds West 321.91 feet to the POINT OF BEGINNING of said easement. From said POINT OF BEGINNING run South 00 degrees 07 minutes 43 seconds West 59.48 feet to a point, thence run South 00 degrees 06 minutes 24 seconds West 176.16 feet to a point, thence run North 89 degrees 58 minutes 04 seconds West 215.41 feet to a point, thence run South 00 degrees 08 minutes 45 seconds West 67.95 feet to a point, thence run North 82 degrees 21 minutes 21 seconds West 322.77 feet to a 5/8 inch re-rod (marked #4261), thence run South 84 degrees 10 minutes 43 seconds West 325.23 feet to a 4 inch by 4 inch concrete monument (marked #2919), thence run South 84 degrees 02 minutes 21 seconds West 100.68 feet to a 3 inch round concrete monument (marked #2919), thence run North 80 degrees 45 minutes 24 seconds West 101.48 feet to a point, thence run North 80 degrees 01 minutes 21 seconds West 202.64 feet to a point, thence run North 00 degrees 38 minutes 35 seconds East 60.81 feet to a point, thence run South 80 degrees 01 minutes 21 seconds East 300.18 feet to a point, thence run North 84 degrees 10 minutes 43 seconds East 430.31 feet to a point, thence run South 82 degrees 21 minutes 21 seconds East 321.40 feet to a point, thence run North 00 degrees 08 minutes 45 seconds East 59.41 feet to a point, thence run South 89 degrees 58 minutes 04 seconds East 215.37 feet to a point, thence run North 00 degrees 06 minutes 24 seconds East 181.96 feet to a point, thence run South 83 degrees 57 minutes 27 seconds East 60.35 feet to the POINT OF BEGINNING.

Together with access over and across that certain easement recorded OR 125, Page 186 of the Public Records of Wakulla County, Florida.

RESTRICTIONS
HACKERY LANDING WOODS
WESTERN 46.2 ACRE TRACT

Restrictions are imposed by Houston S. Todd and Beth Todd, his wife, Betty A. Todd, a single woman, Wayne Todd, Jr., and Dorothy Ann Todd, his wife, Joseph L. Anderson and Joyce G. Anderson, his wife, and Ernest D. Koelliker and Miriam S. Koelliker, his wife, upon the following described land, situate, lying and being in the County of Wakulla and State of Florida, to wit:

Northeast quarter of Fractional Section 33, Township 5 South, Range 3 West, Wakulla County, Fla.

1. Mobile homes are permitted upon said land and must be manufactured by a qualified mobile home builder.
2. Said mobile home may not be more than 3 years old when placed on property.
3. Said mobile home must have skirting all the way around.
4. Said mobile home to have adequate tie downs attached.
5. No metal roofs on additions to mobile homes or out buildings.
6. Said mobile home and any out buildings are to be conducive to neighborhood and not to detract from property value in any way.
7. Buildings or mobile homes may not be placed closer than 10 feet to any property boundary.
8. No homemade trailers or converted motor vehicles allowed, except temporary housing will be allowed, during construction for not more than 90 days.
9. Only one residence is allowed per lot and said residence must contain at least 1,100 square feet of heated floor space. Houses must be of new construction.
10. Lots are for residential purposes only, and no commercial usage is allowed.
11. No outdoor toilet shall be allowed upon said land and no dwelling there on shall be occupied until the plumbing thereon has been connected to an adequate and approved septic tank.
12. No sewage, trash or garbage may be dumped into the River, Canal or waterway or on said lot.

Recorders Memo:
Legibility of some entries on this page not suitable for Microfilm/Imaging records.

February 10, 1980

February 17, 1981--Revised to change name from Hackery Landing Estates to Hackery Landing Woods.

May 26, 1981-- Item 8 revised to allow temporary housing

Feb. 23, 1982--Revised item 9 to houses of new construction only