

This Instrument Prepared by & return to:
Name: James R. Guerino, Esq.
Address: 1981 Capital Circle NE
Tallahassee, Florida 32308

Inst: 0000202267 Date: 03/03/2003 Time: 16:05
Doc Stamp-Deed : 2660.00
DC, Brent Thurmond, WAKULLA County B:503 P:361

Parcel I.D. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 22nd day of April, A.D. 2003, by WIREGRASS HOMEBUILDERS INC., a banking corporation organized and existing pursuant to the Laws of the United States of American, whose address is Post Office ^{Box} ~~15887~~ ¹⁵⁸⁸⁷ Tall. Fl. 32317 ^{Live Oak, Florida 32064}, hereinafter called the grantor, to THREE RIVERS HOUSING FOUNDATION, INC, a Florida Not-For-Profit Corporation, whose address is 1213 Conservancy Drive East, Tallahassee, Florida 32312, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Wakulla County, State of Florida, viz:

See Exhibit "A" attached hereto and made a part hereof.

Subject to Restrictive Covenants recorded in OR Book 634 Page 326 Public Records of Suwannee County, Florida

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, 2002.

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 proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

James R. Guerino
Witness Signature
JAMES R. GUERINO
Printed Name

David Guerino
Witness Signature
DAVID GUERINO
Printed Name

Wiregrass Homebuilders, Inc.
By: *[Signature]* L.S.
Name: R. RICHARD YATES
Title: V.P.
Address: 1981 Capital Cir. NE.
Tall. Fl. 32308

State of Florida
County of Suwannee Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared, *R. Richard Yates*, President, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same and I relied upon the following for identification purposes and that an oath was not taken.
Personally Known

Witness my hand and official seal in the County and State last aforesaid this 22nd day of April, A.D. 2003.

Notary Public Rubber Stamp Seal

[Signature]
Notary Signature
Printed Notary Signature



Susan E. Platt
MY COMMISSION # CC798719 EXPIRES
February 15, 2005
BONDED THROUGH TROY FAIR INSURANCE, INC.

Exhibit "A"

Lots 39, 46, 62, 63, 80 and 82 Block A;

Lots 5, 24 and 25 Block C;

Lot 36 Block D;

Lots 26, 30, 40 and 52 Block J;

Lots 32 and 41 Block I;

Lots 14, 15, 20, 21, 22 and 35 Block K;

Lots 16, 19, 23, Block L;

Lot 20 Block N;

Lots 30, 31, 32 and 53 Block O;

Lots 17, 32, 33 and 34 Block P;

Lots 7, 45 and 50 Block Q; and

Lots 18, 19 and 54 Block R

of Magnolia Gardens, as per plat there recorded is Plat Book I Page 37 of the Public Records of Wakulla County, Florida.

Inst:0000202267 Date:09/08/2003 Time:16:05

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E:\My Documents\Guerino Exhibit A SouthTrust Mortgage Wakulla County.doc

2/27/03 12:05 P.M.