

Prepared by:

North State Title Services, Inc.
3055 Crawfordville Highway
Crawfordville, Florida 32327
Pursuant to the issuance of Title Insurance
File Number: 03-642

Inst:0000207027 Date:02/04/2004 Time:15:15
Doc Stamp-Deed : 1575.00

DC, Brent Thurmond, WAKULLA County B:522 P:826

Warranty Deed

Made this January 30, 2004 A.D. By **Bruce Wetherall**, conveying non-homestead property, whose address is: 69 Stanley Point Road, Devonport, Auckland, New Zealand, hereinafter called the grantor, to **Cynthia Webster**, whose post office address is: 125 Royster Drive, Crawfordville, Florida 32327, 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:

Lot 39, Block D, Shell Point Beach, as per map or plat thereof, recorded in Plat Book 2, Page 47, of the Public Records of Wakulla County, Florida.

TOGETHER WITH a non-exclusive Pedestrian Easement for Ingress and Egress over and across the East 5.00 feet of Lot 9, Block "C", Unit V, Shell Point Beach Subdivision as per map or plat thereof recorded in Plat Book 2, Page 47 of the Public Records of Wakulla County, Florida.

Parcel ID Number: 00-00-121-155-12084-D39

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, 2003.

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:

Jennifer Patten
Witness Printed Name **Jennifer Patten**

Bruce Wetherall (Seal)
Bruce Wetherall
Address: 69 Stanley Point Road, Devonport, Auckland, New Zealand

William John Spring
Witness Printed Name
State of
County of

(Seal)
WILLIAM JOHN SPRING ESQ.
Address: Notary Public
Hurstmere Road
Takapuna, Auckland
New Zealand

The foregoing instrument was acknowledged before me this January 30, 2004, by Bruce Wetherall, conveying non-homestead property, who is/are personally known to me or who has produced *driving license* identification.

Notary Public
Print Name: *William John Spring*
My Commission Expires: *lifetime appointment*

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

WILLIAM JOHN SPRING ESQ.
Notary Public
Hurstmere Road
Takapuna, Auckland
New Zealand