

Return to:

Name: STEWART TITLE OF TALLAHASSEE, INC.

Address: 3301 Thomasville Road Suite 202

Tallahassee, FL 32312

This Instrument Prepared by: ROSANNA BROWN

STEWART TITLE OF TALLAHASSEE, INC.

3301 Thomasville Road Suite 202

Tallahassee, FL 32312

Inst:0000207091 Date:02/05/2004 Time:15:45  
Doc Stamp-Deed : 584.50

DC, Brent Thurmond, WAKULLA County R:523 P:136

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):

024S01E05405656006

Grantee(s) S.S.#(s):

FILE NO: 03023582

### WARRANTY DEED

This Warranty Deed Made this 27th day of January, 2004,  
by EILEEN M. CARRIS F/K/A EILEEN M. TILLMAN

whose marital status is:

hereinafter called the grantor, whose post office address is: 409 Glynn Street, Young Fla 31545

to PS WAKULLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

whose post office address is: 500 NW 12TH AVE DEERFIELD BEACH, FL 33442

hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property ~~is~~ [is not] the homestead of the Grantor(s).

**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, 2004, reservations, restrictions and easements of record, if any.

*(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature: [Signature]

Witness Printed Name: ROSANNA M. BROWN

Eileen M. Carris  
EILEEN M. CARRIS

(Seal)

Witness Signature: Susie Tooke

Witness Printed Name: Susie Tooke

(Seal)

Witness Signature:

Witness Printed Name:

(Seal)

Witness Signature:

Witness Printed Name:

(Seal)

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 27th day of January, 2004  
by EILEEN M. CARRIS F/K/A EILEEN M. TILLMAN

who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: ROSANNA M. BROWN  
Serial Number: MY COMMISSION # DD 172651  
EXPIRES: December 20, 2006  
Bonded Thru Notary Public Underwriters

[Signature]  
Printed Name:  
Notary Public

**EXHIBIT "A"**

**PARCEL 1:**

BEGIN AT THE SOUTHEASTERLY CORNER OF BLOCK "H" AS SHOWN BY THE PLAT OF THE SUBDIVISION OF EAST ST. MARKS AS SHOWN OF RECORD IN PLAT BOOK NO. 1 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND RUN THENCE IN A WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID BLOCK "H" FOR A DISTANCE OF 120 FEET, THENCE IN A NORTHWESTERLY DIRECTION ON A LINE PARALLEL WITH THE EASTERN BOUNDARY OF SAID BLOCK "H" FOR A DISTANCE OF 60 FEET, THENCE IN A NORTHEASTERLY DIRECTION ON A LINE PARALLEL WITH THE SOUTHERN BOUNDARY OF SAID BLOCK "H" FOR A DISTANCE OF 120 FEET, TO A POINT ON THE EASTERN BOUNDARY OF SAID BLOCK "H", THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE EASTERN BOUNDARY OF SAID BLOCK "H" 60 FEET TO THE POINT OF BEGINNING. SAID LOT OR TRACT OF LAND BEING OTHERWISE DESCRIBED AS LOT SIX (6) OF BLOCK "H" OF EAST ST. MARKS.

**PARCEL 2:**

COMMENCE AT THE POINT OF INTERSECTION OF THE EASTERN BOUNDARY OF BLOCK "H" OF THE SUBDIVISION OF EAST ST. MARKS IN GOVERNMENT LOT 2, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 1 EAST, AS PER PLAT RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST BOUNDARY OF SAID BLOCK "H" FOR A DISTANCE OF 60 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN THENCE IN A WESTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTHERN BOUNDARY OF SAID BLOCK "H" 120 FEET, THENCE IN A NORTHERLY DIRECTION ON A LINE PARALLEL TO THE EASTERN BOUNDARY OF SAID BLOCK "H" FOR A DISTANCE OF 60 FEET TO A POINT, THENCE RUN IN AN EASTERLY DIRECTION ON A LINE PARALLEL TO THE SOUTHERN BOUNDARY OF SAID BLOCK "H" FOR A DISTANCE OF 120 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID BLOCK "H", THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE EASTERN BOUNDARY OF SAID BLOCK "H" FOR A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING (BEING LOT 7 OF SAID BLOCK "H", EAST ST. MARKS).

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*[Faint, illegible text, likely a signature or stamp area]*