

This instrument prepared by:
Marion D. Lamb, III
Lamb & Lamb
217 Pinewood Drive
Tallahassee, Florida 32303
(850) 385-0501

Inst:0000207544 Date:02/18/2004 Time:15:36
Doc Stamp-Deed : 0.70
DC, Brent Thurmond, WAKULLA County B:524 P:446

WARRANTY DEED

THIS WARRANTY DEED is made this 12th day of February, 2004, by Naomi R. Buchan, a married woman, whose mailing address is 3344 Nottingham Drive, Tallahassee, Florida 32312, hereinafter referred to as the Grantor, and George L. Harper, Jr., and Rhonda Harper, his wife, whose mailing address is 40 Treche Drive, Crawfordville, Florida 32327, hereinafter referred to as the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell, alien, release, convey and confirm unto the Grantee, all of that certain real property situate in Wakulla County, Florida, being more particularly described as follows:

See Exhibit "A" attached.

This is Grantor's Non-Homestead Real Property.

Subject to Covenants, Restrictions and Easements of record which are not by reference reimposed hereby.


TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

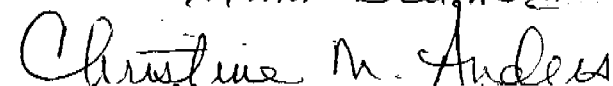
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that 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 ad valorem 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:


Print Name: Marion D. Lamb III


Print Name: Christine M. Anders

By: 
NAOMI R. BUCHAN
Grantor

**STATE OF FLORIDA
COUNTY OF LEON**

I HEREBY CERTIFY that the foregoing Warranty Deed was executed and acknowledged before me this 12th day of February, 2004, by, Naomi R. Buchan, who personally appeared and who is personally known to me or who produced FLDL as identification and she acknowledged that she executed the same for the purposes set forth therein and did not take an oath.

Christine M. Anders
Name: Christine M. Anders
Notary Public-State of Florida at Large



Christine M. Anders
MY COMMISSION # DD028209 EXPIRES
May 22, 2005
BONDED THRU TROY FAIN INSURANCE INC.

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Unofficial Copy

TRACT "A" (1.35 ACRES)

I hereby certify that this is a true and correct representation of the following described property and that this description substantially meets the minimum technical standard for land surveying (Chapter 61G17, Florida Administrative Code).

Commence at an old concrete monument marking the Southwest corner of Lot 16, Isolated Block "A" of the Town of Crawfordville, as per map or plat thereof recorded in Deed Book "C-D", Page 572 of the Public Records of Wakulla County, Florida, and thence run South 00 degrees 45 minutes 30 seconds West along the Easterly right-of-way boundary of Tallahassee Street (U.S. Highway No. 319) 103.43 feet to the Southerly maintained right-of-way boundary of Bream Fountain Road, thence run along said Southerly maintained right-of-way boundary as follows: South 89 degrees 05 minutes 18 seconds East 814.03 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 89 degrees 35 minutes 09 seconds East 133.26 feet to a re-rod, thence leaving said maintained right-of-way boundary run South 02 degrees 16 minutes 03 seconds East 437.65 feet, thence run South 76 degrees 27 minutes 03 seconds West 101.17 feet, thence run North 11 degrees 28 minutes 06 seconds West 254.45 feet, thence run North 00 degrees 26 minutes 29 seconds West 210.68 feet to the POINT OF BEGINNING containing 1.35 acres, more or less. Situate, lying and being in Lot 77 of the Hartsfield Survey of Lands in Wakulla County, Florida.

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