

This Instrument Prepared by & return to:

Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson, Shaw & Manausa, P.A.
Address: Fourth Floor, 3520 Thomasville Rd.
Tallahassee, FL 32309
200310266MAN

Inst: 208076 Date: 3/02/2004
Doc Stamp-Deed: 805.00
Brent Thurmond, Wakulla Co.
B: 526 P: 482

Parcel I.D. #:

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 26th day of February, A.D. 2004, by **BONNIE MAE FLEMING, F/K/A BONNIE M. CHITTIM, A MARRIED WOMAN**, hereinafter called the grantor, to **WAYNE A. CHITTIM, A SINGLE MAN**, whose post office address is **68 WILLIE JENKINS, CRAWFORDVILLE, FL 32327**, 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"

GRANTOR HEREIN AFFIRMS THE PROPERTY IS NOT HER HOMESTEAD.

Subject to taxes for the year 2004 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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 she is lawfully seized of said land in fee simple; that she 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, 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 the presence of:

Witness Signature

Frank S. Shaw, III
Printed Name

Witness Signature

Michelle Anup
Printed Name

Bonnie M Fleming L.S.
BONNIE MAE FLEMING
Address:
48 HOLLYWOOD WAY, CRAWFORDVILLE, FL
32327

State of Florida
County of LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared **BONNIE MAE FLEMING, A MARRIED WOMAN**, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and that I relied upon the following form of identification of the above-named person:

FL DL

and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 26th day of February, A.D. 2004

Notary Public Rubber Stamp Seal

Notary Signature

Printed Notary Signature

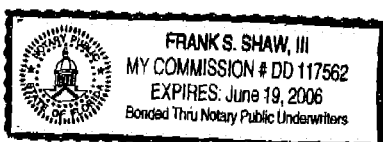


EXHIBIT "A" LEGAL DESCRIPTION

LOT 26, WOODVILLE SOUTH, UNIT II

COMMENCE AT THE SOUTHEAST CORNER OF LOT 8, BLOCK "D" OF WOODVILLE SOUTH, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 31 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN SOUTH 89 DEGREES 39 MINUTES 26 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA, 2,325.29 FEET TO AN IRON PIPE, THENCE RUN SOUTH 89 DEGREES 58 MINUTES 04 SECONDS EAST ALONG SAID SOUTH BOUNDARY 806.96 FEET, THENCE RUN NORTH 06 DEGREES 30 MINUTES 56 SECONDS WEST 271.35 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 06 DEGREES 30 MINUTES 56 SECONDS WEST 248.52 FEET, THENCE RUN NORTH 84 DEGREES 33 MINUTES 04 SECONDS EAST 807.00 FEET TO THE CENTERLINE OF A 60.00 FOOT ROADWAY EASEMENT, THENCE RUN SOUTH 07 DEGREES 09 MINUTES 08 SECONDS EAST ALONG SAID CENTERLINE 290.44 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A 50.00 FOOT RADIUS, THENCE SOUTH 87 DEGREES 30 MINUTES 15 SECONDS WEST 812.08 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A ROADWAY AND UTILITY EASEMENT OVER AND ACROSS A PORTION OF THE EASTERLY 30.00 FEET THEREOF.

SUBJECT TO A CUL-DE-SAC AND UTILITY EASEMENT OVER AND ACROSS THE SOUTHERLY CORNER THEREOF.

SUBJECT TO A CITY OF TALLAHASSEE POWER LINE EASEMENT OVER AND ACROSS THE EASTERLY PART THEREOF.

Inet:0000200076 Date:03/02/2004 Time:13:28

Doc Stamp-Deed : 805.00

DC, Brent Thurmond, WAKULLA County B:526 P:483