

THIS INSTRUMENT PREPARED BY AND RETURN TO: **Inst:0000208378 Date:03/09/2004 Time:13:43**
Doc Stamp-Deed : 541.10
Jan H. Eddinger
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **08-3S-01W-208-04334-042**
DC, Brent Thurmond, WAKULLA County B:527 P:609

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 5th day of March, 2004 by **DAVID HOOVER**, a married man, and **TIMOTHY R. HESTER**, a single man, herein called the grantors, to **EARL JAMES BEARD** and **DEBRA DENISE BEARD**, husband and wife, whose post office address is **112 WYTHE COURT, CRAWFORDVILLE, FL 32327**, hereinafter called the Grantees:

(Wherever used herein the terms "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)

W I T N E S S E T H: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$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, State of Florida, viz.:

See Exhibit "A" Attached hereto.

TOGETHER WITH 1998 CRIM Mobile Homes, Identification Nos. CALS8199A and CALS8199B, Title Nos. 81271990 and 81271962.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, WITHIN THE MEANING OF FLORIDA LAW, AND GRANTOR'S SPOUSE HAS NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

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 grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Nancy C Buchanan
Witness #1 Signature

Nancy C Buchanan
Witness #1 Printed Name

Robin M. P. Riley
Witness #2 Signature

Witness #2 Printed Name

David Hoover
DAVID HOOVER

19 CALVARY COURT, CRAWFORDVILLE, FL 32327

Timothy R. Hester
TIMOTHY R. HESTER

19 CALVARY COURT, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 5th day of March, 2004 by DAVID HOOVER and TIMOTHY R. HESTER who are personally known to me or have produced their driver's license as identification.

SEAL

Nancy C Buchanan
Notary Public

Printed Notary Name

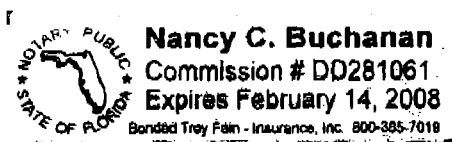


EXHIBIT "A"

Lot 42

Commence at a concrete monument marking the Northeast corner of the Southwest Quarter of Section 8, Township 3 South, Range 1 West, Wakulla County, Florida and thence run North 89 degrees 54 minutes 47 seconds West along the North boundary of the Southwest Quarter of said Section 8 a distance of 1,040.00 feet, thence run South 03 degrees 59 minutes 04 seconds West 463.29 feet to the Point of Beginning. From said Point of Beginning thence run South 63 degrees 50 minutes 06 seconds East 431.26 feet to the centerline of a 60.00 foot roadway easement, said point lying on a curve concave to the Northwesterly, thence run Southwesterly along said centerline and along said curve with a radius of 585.05 feet thru a central angle of 15 degrees 46 minutes 53 seconds for an arc distance of 161.14 feet, the chord of said arc being South 58 degrees 18 minutes 56 seconds West 160.63 feet to a point of reverse curve, thence run Southwesterly along said centerline and along said reverse curve with a radius of 317.76 feet thru a central angle of 15 degrees 22 minutes 21 seconds for an arc distance of 85.26 feet, the chord of said arc being South 58 degrees 31 minutes 12 seconds West 85.00 feet, thence run North 61 degrees 13 minutes 11 seconds West 358.53 feet, thence run North 42 degrees 59 minutes 04 seconds East 200.00 feet to the Point of Beginning.

SUBJECT TO a roadway easement over and across the Southeasterly 30.00 feet thereof.

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