

Prepared by:

North State Title Services, Inc.
3055 Crawfordville Highway
Crawfordville, Florida 32327
Pursuant to the issuance of Title Insurance
File Number: 04-1019

Inst:0000211557 Date:05/28/2004 Time:14:27
Doc Stamp-Deed : 1004.50
DC, Brent Thurmond, WAKULLA County 8:540 P:725

Warranty Deed

Made this May 7, 2004, A.D. By **Christine S. Dodson, a married woman**, whose address is: 80 Dolly Drive, Crawfordville Fla. 32327, and **Elizabeth J. Stewart, a single woman**, whose address is: 80 Dolly Drive, Crawfordville, Florida 32327, hereinafter called the grantor, to **William K. McCoy and Fe Luz McCoy, husband and wife**, whose post office address is: 34 Ring Tailed Eagle 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 23 OF EAGLE'S RIDGE PHASE II, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

Parcel ID Number: 00-00-077-199-10338-B23

Said property is not the homestead of the Grantor(s), under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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:

Karen Hope Yore
Witness Printed Name *Karen Hope Yore*

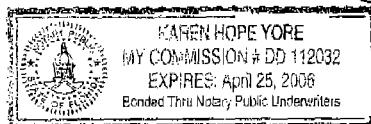
Cary L Mohr
Witness Printed Name *Cary L Mohr*

State of *Florida*
County of *Wakulla*

Christine S. Dodson (Seal)
Christine S. Dodson, individually and as Attorney-in-Fact for Elizabeth J. Stewart
Address: 34 Ring Tailed Eagle Drive, Crawfordville Fla. 32327

(Seal)
Address:

The foregoing instrument was acknowledged before me this May 7, 2004, by Christine S. Dodson, a ^{married} single woman, individually and as Attorney-in-Fact for Elizabeth J. Stewart who is/are personally known to me or who has produced ^{valid} identification.



Karen Hope Yore
Notary Public
Print Name:
My Commission Expires: