

THIS INSTRUMENT PREPARED BY AND RETURN TO: **Inst:0000212432 Date:06/24/2004 Time:09:19**
Jan H. Erickson **Doc Stamp-Deed : 525.00**
WAKULLA TITLE COMPANY, INC. **DC, Brent Thurmond, WAKULLA County B:544 P:274**
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: **08-3S-01W-208-04334-033**

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 15th day of June, 2004 by **REBECCA A. WILKERSON**, a single woman, and **JUSTIN L. WILLIAMSON**, a single man, herein called the grantors, to **CHAD R. OAKS** and **LINDA G. OAKS**, husband and wife, whose post office address is **25 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)

WITNESSETH: 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 and made apart hereof.

TOGETHER WITH 1992 MERI MOBILE HOME, Identification Nos. **FLHMBL43533199A, FLHMBL43533199B**, Florida Title Nos. **63802286 and 63802287**.

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:

Jan H. Erickson
Witness #1 Signature
Jan H. Erickson
Witness #1 Printed Name
Robin M. Ridley
Witness #2 Signature
Robin M. Ridley
Witness #2 Printed Name

Rebecca A. Wilkerson
REBECCA A. WILKERSON
145 STEVE MOORE ROAD, CRAWFORDVILLE, FL 32327
Justin L. Williamson
JUSTIN L. WILLIAMSON
145 STEVE MOORE ROAD, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 15th day of June, 2004 by **REBECCA A. WILKERSON** and **JUSTIN L. WILLIAMSON** who are personally known to me or have produced *their driver's license* as identification.

SEAL



Jan H. Eddinger
Notary Public

Printed Notary Name

EXHIBIT "A"

LOT 33, WALKER'S CROSSING (UNRECORDED)

Commence at the Northeast corner of the Southwest Quarter of Section 8, Township 3 South, Range 1 West, Wakulla County, Florida, and thence run South 56 degrees 04 minutes 37 seconds West 468.80 feet to the center point of cul-de-sac having a 50.00 foot radius, thence run South 34 degrees 42 minutes 22 seconds West along the centerline of a 60.00 foot roadway easement 330.00 feet to a point of curve to the right, thence run Southwesterly along said centerline and along said curve with a radius of 585.05 feet thru a central angle of 31 degrees 30 minutes 00 seconds for an arc distance of 321.65 feet, thence run South 29 degrees 29 minutes 54 seconds East 216.11 feet, thence run South 13 degrees 05 minutes 13 seconds West 235.00 feet, thence run South 18 degrees 05 minutes 13 seconds West 250.00 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 18 degrees 05 minutes 13 seconds West 174.83 feet to a concrete monument, thence run North 89 degrees 37 minutes 06 seconds West 484.43 feet to a point in the centerline of a 60.00 foot roadway easement (Wythe Court), said point lying on a curve concave to the Southeasterly, thence run Northeasterly along said centerline and along said curve with a radius of 713.12 feet thru a central angle of 21 degrees 36 minutes 02 seconds for an arc distance of 268.85 feet, the chord of said arc being North 20 degrees 37 minutes 54 seconds East 267.26 feet, thence run South 78 degrees 54 minutes 26 seconds East 452.99 feet to the POINT OF BEGINNING

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