

This Indenture, Made this 24th day of June, A. D. 19 76.

Between JER-BE-LOU DEVELOPMENT CORPORATION, a Florida corporation,
Post Office Box 569, Crawfordville, Florida 32327

of the County of Wakulla and State of Florida
part y of the first part, and LEONARD W. BENNETT
whose mailing address is Post Office Box 124
Panacea, Florida 32346

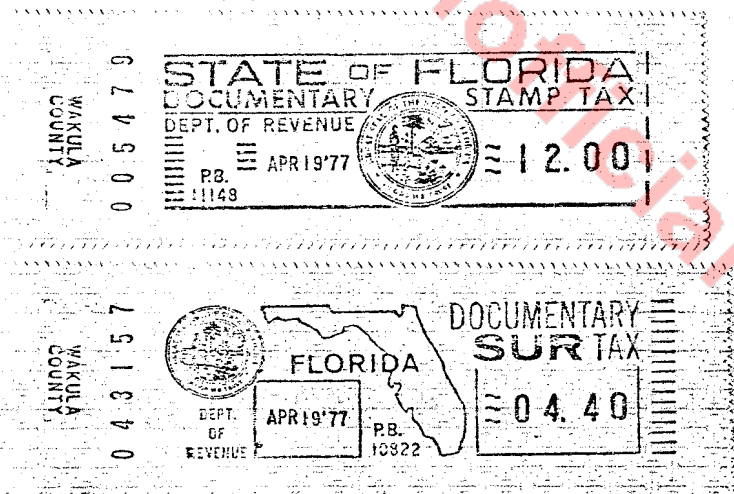
of the County of Wakulla and State of Florida

part y of the second part, **Witnesseth**, that the said part y of the first part, for and
in consideration of the sum of Ten Dollars, and other good
and valuable considerations to him in hand paid, the receipt whereof is hereby acknowl-
edged, has granted, bargained, sold and conveyed, and by these presents do grant, bar-
gain, sell, convey and confirm unto the said part of the second part and his heirs
and assigns forever, all that certain parcel of land lying and being in the County of Wakulla,
and State of Florida, more particularly described as follows:

Block "A"

Lot No. 41/ of Twin Lakes Estates, Panacea, Florida.
A subdivision platted in the Public Records of
Wakulla County, Florida.

Deed restrictions are herein attached and incorporated
and made a part of this agreement.



35532

CALL TO ORDER
CLEA CREDIT COAST
WAKULLA COUNTY, FLORIDA

1977 APR 19 AM 10:30

RECORDED
AT TIME & DATE NOTED

RECORDED

Together with all the tenements, hereditaments and appurtenances, with every privilege, right,
title, interest and estate, dower and right of dower, reversion, remainder and easement thereto
belonging or in anywise appertaining: **To Have and to Hold** the same in fee simple forever.

And the said part y of the first part do es covenant with the said party of the
second part that they lawfully seized of the said premises, that they are free from
all encumbrances and that good right and law-
ful authority to sell the same; and the said part y of the first part does hereby fully warrant
the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set their
hand s and seal s the day and year above written.

Signed, sealed and delivered in our presence:

Bess J. Dickson
Harriet G. Olak

JER-BE-LOU DEVELOPMENT CORPORATION

L. Marvis Thomas, President

Attest: Walter B. Dickson
Walter B. Dickson, Secretary

This Instrument prepared by: Ronald L. Baker, Attorney at Law
Address Post Office Box 567
Crawfordville, Florida 32327

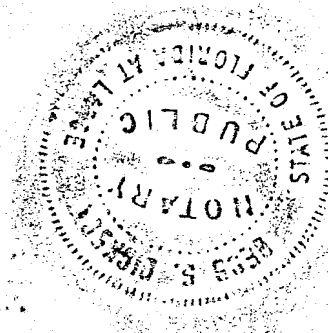
State of FLORIDA
County of WAKULLA

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared L. Marvis Thomas and Walter B. Dickson, President and Secretary respectively of Jer-Be-Lou Development Corporation to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 24th day of June, A. D. 19 76.

Notary Public, State of Florida at Large.
My Commission Expires April 14, 1980.

Bess S. Dickson
Notary Public,
My commission expires



Unofficial Copy

Warranty Deed

To

Date
Abstract of Description

DEED RESTRICTIONS

ON

NORTH HALF OF TWIN LAKES ESTATES

1. Mobile Homes are permitted only while the residence is under construction. Said Mobile Home cannot remain more than six (6) months.
2. All lots are restricted to occupancy by a single family living in a single residence. Leasing or sub-leasing of a residence or a lot to a party other than the buyer or purchaser of a lot shall be permitted, provided that all leasing or sub-leasing shall, in all respects, conform with these restrictive covenants.
3. There shall be a set-back of thirty (30) feet from the street right of way easement on all lots for residences.
4. Any major mechanical or repair work performed on any motor vehicle shall be done in an enclosed garage or carport, and shall not be visible from the street.
5. Each residence must be at least 1,000 square feet of living area. No tin roofs permitted. All outside buildings must be of the same material as the residence.
6. No animals except domestic dogs or cats.
7. No commercial activity.
8. These covenants and restrictions are to run with the title to said land and shall be binding upon all parties and all persons claiming by, through or under the owner, or owning or residing on any lot and shall be binding for a period of twenty (20) years from the date of these covenants and restrictions, after which said covenants and restrictions shall automatically expire.
9. Enforcement of these covenants and restrictions shall be by proceedings at law or in equity against any person or persons violating or threatening or attempting to violate any covenant and such proceedings may be either to restrain violation or to recover damages.