

THIS INSTRUMENT PREPARED BY AND RETURN TO: Inst:0000215174 Date:08/30/2004 Time:10:12
JAN H. ERICKSON Doc Stamp-Deed : 709.80
WAKULLA TITLE COMPANY, INC. _____DC, Brent Thurmond, WAKULLA County B:555 P:78
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-035-008-07828-000

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 25th day of August, 2004 by JASON WESSINGER, a married man, herein called the grantor, to ELIZABETH THORNER, a single woman, and STEVEN WINTON, a single man, joint tenants with full rights of survivorship, whose post office address is 158 CHICOPEE, 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 grantor, 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.:

Lots 64 and 65, Block 22, of WAKULLA GARDENS, as per map or plat thereof recorded in Plat Book 1, page 39 of the Public Records of Wakulla County, Florida.

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 grantor hereby covenants with said grantees 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, and hereby 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:

Jan H. Erickson
Witness #1 Signature

Jan H. Erickson
Witness #1 Printed Name

Trease Wright
Witness #2 Signature

Trease Wright
Witness #2 Printed Name

JASON WESSINGER
2660 BALDWIN DRIVE SOUTH, TALLAHASSEE, FL 32309

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 25th day of August, 2004 by JASON WESSINGER who is personally known to me.

SEAL



Jan H. Eddinger
Notary Public

Printed Notary Name