

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
JAN H. ERICKSON  
WAKULLA TITLE COMPANY, INC.  
3004 Crawfordville Highway  
Crawfordville, FL 32327  
Property Appraisers Parcel Identification (Folio) Numbers: 00-00-007-000-06302-001

Inst:0000219092 Date:12/17/2004 Time:15:03  
Doc Stamp-Deed : 518.00  
DC, Brent Thurmond, WAKULLA County B:571 P:270

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 15th day of December, 2004 by **GRETCHEN E. EVANS**, a single woman, and **SANDRA B. KOONTZ**, a single woman, herein called the grantors, to **MICHAEL A. AGERS**, a married man, whose post office address is **PO BOX 2553, GRAY, GA 31032**, hereinafter called the Grantee: (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 and made a part hereof.

**TOGETHER WITH 1988 GREE Mobile Home, VIN #s FLFLH32A09582GH and FLFLH32B09582GH, RP #s R289048 and R289047.**

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

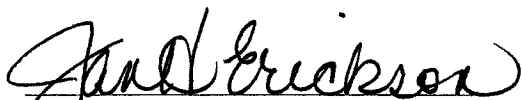
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantors hereby covenant with said grantee 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, 2004.

**IN WITNESS WHEREOF**, the said grantors have signed and sealed these presents the day and year first above written.

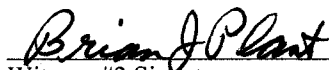
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Jan H. Erickson

Witness #1 Printed Name



Witness #2 Signature

BRIAN J. PLANT

Witness #2 Printed Name



GRETCHEN E. EVANS

224 WAKULLA BEACH ROAD, CRAWFORDVILLE, FL 32327



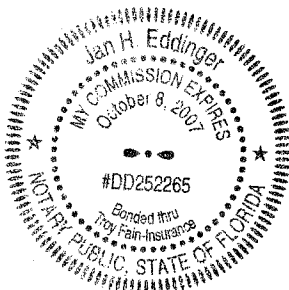
SANDRA B. KOONTZ

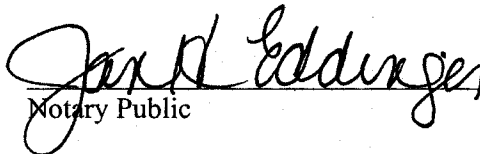
224 WAKULLA BEACH ROAD, CRAWFORDVILLE, FL 32327

STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 15th day of December, 2004 by GRETCHEN E. EVANS and SANDRA B. KOONTZ who are personally known to me or have produced THEIR DRIVER'S LICENSE as identification.

SEAL





Notary Public

Printed Notary Name

EXHIBIT "A"

Commence at an old iron pipe marking the Northeast corner of the Southwest Quarter of Lot 7 of the Hartsfield Survey of Lands in Wakulla County, Florida and thence run South 17 degrees 23 minutes 30 seconds East 163.00 feet to the Easterly right-of-way boundary of a graded county road for the Point of Beginning. From said Point of Beginning, continue South 17 degrees 23 minutes 30 seconds East 277.50 feet, thence run South 72 degrees 57 minutes 37 seconds West 183.00 feet to the Easterly right-of-way boundary of said county road, thence run North 16 degrees 07 minutes 05 seconds East along said Easterly right-of-way boundary 331.47 feet to the Point of Beginning, containing 0.583 of an acre, more or less.

More particularly described as:

Commence at a point marking the Southwest corner of Lot 7 of the Hartsfield survey of Lands in Wakulla County, Florida; thence run South 17 degrees 23 minutes 30 seconds East 163.00 feet to a re-bar lying on the Easterly right of way of Wakulla Beach Road for the POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 17 degrees 23 minutes 48 seconds East 277.38 feet to a concrete monument; thence South 72 degrees 57 minutes 41 seconds West 182.94 feet to a concrete monument (broken), said point lying on the Easterly right of way of Wakulla Beach Road; thence run along said right of way North 16 degrees 07 minutes 05 seconds East 331.32 feet to the POINT OF BEGINNING, containing 0.58 acres more or less.

Inst:0000219092 Date:12/17/2004 Time:15:03

Doc Stamp-Deed : 518.00

DC, Brent Thurmond, WAKULLA County B:571 P:271