

This Instrument Prepared by: Patricia Foe
Name: WOODLANDS TITLE COMPANY, INC.
Address:
3079 Crawfordville Hwy
P.O. BOX 726
CRAWFORDVILLE, FLORIDA 32326

pursuant to the issuance of a title commitment.

Return to:

Grantee(s) Name:

Charles Powell Fagan

Address:

2104 Mulberry Drive
Tallahassee, FL 32303

Property Appraisers Parcel Identification Number(s):

12-5S-03W-040-00960-002

WARRANTY DEED
INDIV. TO INDIV.

Inst:0000219206 Date:12/21/2004 Time:15:43

Doc Stamp-Deed : 1190.00

DC, Brent Thurmond, WAKULLA County B:571 P:757

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 17 day of December A.D. 2004 by James N. Willis and Oveda Willis, husband and wife hereinafter called the grantor, to Charles Powell Fagan whose post office address is 2104 Mulberry Drive, Tallahassee, FL 32303 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)

WITNESSETH, that the grantor, for and in consideration of the sum \$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, State of FLORIDA, viz:

See Exhibit "A" attached hereto and made apart hereof for legal description.

SUBJECT TO SPECIAL ASSESSMENTS AND THOSE ACCRUING HEREAFTER, ZONING AND OTHER GOVERNMENTAL RESTRICTIONS AND QUALIFICATIONS, PUBLIC UTILITY EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

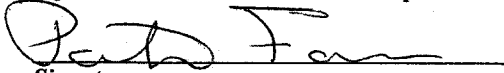
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.

To Have and to Hold, the same in fee simple forever.

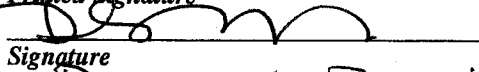
And the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

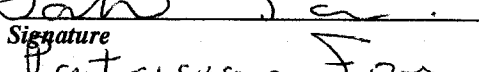
Signed, sealed and delivered in the presence of:


Signature

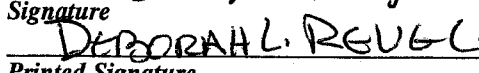
Patricia Foe
Printed Signature


Signature

DEBORAH L. REVELL
Printed Signature


Signature

Patricia Foe
Printed Signature


Signature

DEBORAH L. REVELL
Printed Signature

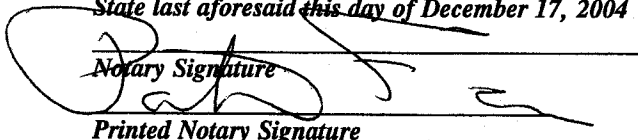
STATE OF FLORIDA

COUNTY OF WAKULLA

James N. Willis and Oveda Willis, husband and wife known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, that I relied upon the following form of identification of the above-named person(s): _____ and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this day of December 17, 2004

NOTARY RUBBER STAMP SEAL


Notary Signature
Printed Notary Signature



Patricia Foe
MY COMMISSION # DD059444 EXPIRES
November 3, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

Exhibit "A"

Begin at a concrete monument (marked #4261) marking the Southeast corner of Lot 2, of the North Addition of the Town of Sopchoppy, as per map or plat thereof recorded in Deed Book 5, Page 801 of the Public Records of Wakulla County, Florida said point also lying on the Westerly right-of-way boundary of River Terrace. From said POINT OF BEGINNING run North 00 degrees 20 minutes 28 seconds East along said right-of-way boundary 209.53 feet to a concrete monument (marked #4261), thence leaving said right-of-way boundary run South 88 degrees 16 minutes 16 seconds West 300.85 feet to a concrete monument (marked #2919), thence run South 88 degrees 17 minutes 50 seconds West 292.55 feet to an iron pipe, thence run South 88 degrees 08 minutes 52 seconds West 247.35 feet to the approximate river's edge of the Sopchoppy River, thence run Southeasterly and Northeasterly along said river's edge the following courses: South 12 degrees 28 minutes 45 seconds East 62.11 feet, South 01 degrees 05 minutes 29 seconds East 144.94 feet, South 09 degrees 59 minutes 21 seconds West 117.39 feet, South 19 degrees 15 minutes 10 seconds East 37.56 feet, South 61 degrees 48 minutes 18 seconds East 47.17 feet, South 53 degrees 28 minutes 22 seconds East 94.91 feet, South 88 degrees 39 minutes 39 seconds East 73.38 feet, North 80 degrees 28 minutes 15 seconds East 42.17 feet, North 79 degrees 04 minutes 31 seconds East 140.96 feet, thence leaving said river's edge run North 08 degrees 18 minutes 33 seconds East 29.87 feet to a concrete monument (marked #2919), thence run North 64 degrees 13 minutes 16 seconds East 91.67 feet to a concrete monument (marked #2919), thence run South 89 degrees 55 minutes 40 seconds East 72.88 feet to a concrete monument (marked #2919), thence run North 00 degrees 06 minutes 55 seconds East 149.94 feet to a concrete monument (marked #4261), thence run North 89 degrees 55 minutes 34 seconds East 299.67 feet to the POINT OF BEGINNING containing 6.32 acres more or less.

Being also described as Lots 2 and 12 of the North Addition to the Town of Sopchoppy (west side) and all the land being shown as two unnumbered lots lying North of Lots 2 and 12 of the North Addition to the Town of Sopchoppy (west side) as shown by plat thereof of record on Plat Book No. 1 of the Public Records of Wakulla County, Florida. Also all that certain abandoned portion of First Avenue lying adjacent to and west of said Lots 12 and 13 and said unnumbered lots in said North Addition to the Town of Sopchoppy (west side) as per resolution by City Commission, City of Sopchoppy, Florida as recorded Official Records Book 86, Page 581 of the public Records of Wakulla County, Florida. Also all that part of an unsurveyed fraction of land lying West of Lots 12 and 13 in said North Addition to the Town of Sopchoppy (West Side), South of the North boundary of Section 12, Township 5 South, Range 3 West, and South of the lands being previously owned by Norman Cox (now owned by Walter Solburg and William Solburg) and East of the Sopchoppy River, lying in Section Twelve, Township Five (5) South, Range Three (3) West and being the same property as described in Official Records Book 357, Page 400 - 402 of the Public Records of Wakulla County, Florida.

Together with a 2002 double wide mobile home; title number 85552096, & 85552164
identification numbers FLHMLCF163725606A & FLHMLCF163725606B

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Doc Stamp-Deed : 1190.00

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