

Prepared by:
Geneva Stokley
North State Title Services, Inc.
3055 Crawfordville Highway
Crawfordville, Florida 32327
Pursuant to the issuance of Title Insurance
File Number: 05-2436

Inet:0000227440 Date:07/20/2005 Time:16:55
Doc Stamp-Deed : 1487.50
DC, Brent Thurmond, WAKULLA County B:604 P:725

Warranty Deed

Made this July 15, 2005 A.D. By **Wendy M. Miller f/k/a Wendy M. Martin**, a married woman, joined by **Ary Miller**, her husband, whose address is: 43 Magpie Trail, Crawfordville, FL 32327, hereinafter called the grantor, to **David J. Jedziniak and Susan L. Jedziniak, husband and wife**, whose post office address is: 4582 Autumn Woods Way, Tallahassee, FL 32303, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, Florida, viz:

Lot 10, Block D, Songbird Subdivision, Phase 1, as per plat or map as recorded in Plat Book 3, Page 88, of the Public Records of Wakulla County, Florida.

Parcel ID Number: 00-00-074-272-10223-D10

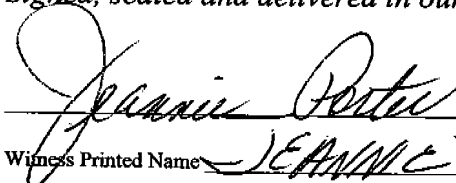
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

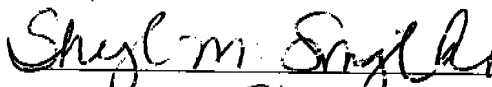
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

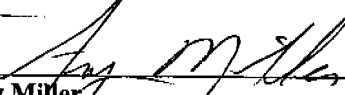
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name JEANNIE PORTER


Wendy M. Miller f/k/a Wendy M. Martin (Seal)
Address: 43 Magpie Trail, Crawfordville, FL 32327


Witness Printed Name Cheryl M. Smyth


Ary Miller (Seal)
Address: 43 Magpie Trail, Crawfordville, Florida 32327

State of Florida
County of Wakulla

The foregoing instrument was acknowledged before me this July 15, 2005, by Wendy M. Miller f/k/a Wendy M. Martin, a married woman, joined by Ary Miller, her husband, who is/are personally known to me or who has produced as identification.


Notary Public
Print Name

My Commission Expires:



Geneva Stokley
My Commission 00267034
Expires March 09, 2006