

Prepared by and return to:

CLAUDE R. WALKER, ESQ.  
HUEY, GUILDAY, TUCKER, ET AL.  
P. O. BOX 12500  
TALLAHASSEE FL 3231-2500

Inst:0000229393 Date:09/01/2005 Time:16:50

Doc Stamp-Deed : 4200.00

DC, Brent Thurmond, WAKULLA County B:613 P:21

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PARCEL I.D. # R-00-00-075-000-10241-000

## Warranty Deed

**This Warranty Deed** made this 24th day of August, 2005, between Virginia P. Cavallaro, as Trustee of the Sal and Ginny Cavallaro Revocable Trust, dated February 5, 1993, and Virginia L. Cavallaro, a/k/a Virginia Llewellyn Parker Cavallaro, a/k/a Virginia P. Cavallaro, a/k/a Ginny Cavallaro, whose post office address is 8703 Centerville Road, Tallahassee FL 32309, grantor, and Walgreen Co., an Illinois corporation, whose post office address is Tax Department MS # 1430, 104 Wilmot Road, Deerfield, IL 60015, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Wakulla County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Grantor covenants that the subject real property is vacant land, is not the grantor's homestead, nor is it adjacent to the grantor's homestead.

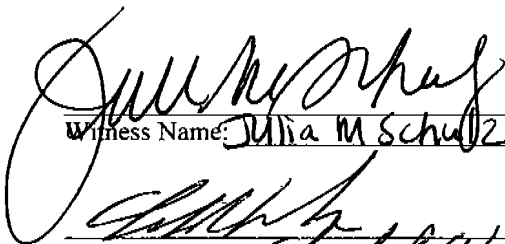
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

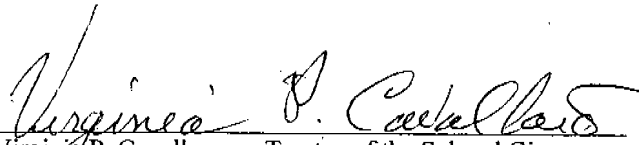
**To Have and to Hold**, the same in fee simple forever.

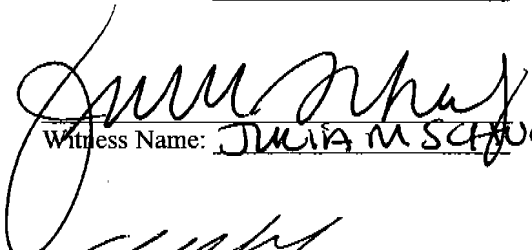
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the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

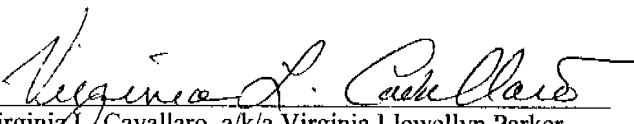
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Julia M Schulz

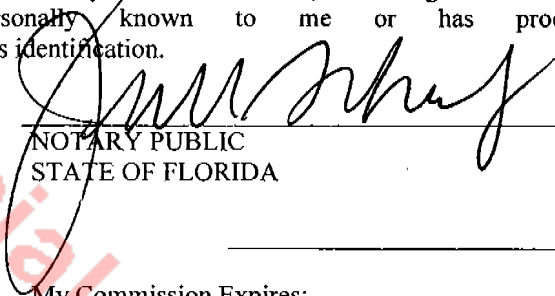
  
Virginia P. Cavallaro, as Trustee of the Sal and Ginny  
Cavallaro Revocable Trust, dated February 5, 1993

  
Witness Name: JULIA M SCHULZ

  
Virginia L. Cavallaro, a/k/a Virginia Llewellyn Parker  
Cavallaro, a/k/a Virginia P. Cavallaro, a/k/a Ginny  
Cavallaro

STATE OF FLORIDA :  
COUNTY OF Leon :

Personally appeared before me, the undersigned authority duly authorized to take acknowledgments and administer oaths, this 24 day of August, 2005, Virginia P. Cavallaro, as Trustee of the Sal and Ginny Cavallaro Revocable Trust, dated February 5, 1993, and Virginia L. Cavallaro, a/k/a Virginia Llewellyn Parker Cavallaro, a/k/a Virginia P. Cavallaro, a/k/a Ginny Cavallaro, individually. She is personally known to me or has produced her Florida Driver's Lic as identification.

  
NOTARY PUBLIC  
STATE OF FLORIDA

My Commission Expires: \_\_\_\_\_



Julia M. Schulz  
Commission # DD312604  
Expires May 17, 2008  
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Inst:0000229393 Date:09/01/2005 Time:16:50  
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Exhibit "A"

Commence at a concrete monument marking the Northeast corner of Lot 15, Taff Park, a Subdivision, as recorded in Plat Book 2 Page 70, in the Public Records of Wakulla County, Florida;

thence along the Easterly boundary of said Lot 15, run South 21° 35' 54" East 200.44 feet to a set iron rebar LB#6154 on the Southerly Right-of-Way boundary of a 200 feet wide Florida Power Corporation power line easement and the POINT OF BEGINNING;

thence leaving said Easterly boundary of Lot 15, run along said power line easement North 64° 35' 44" East 310.19 feet to a set iron rebar LB#6154;

thence leaving said power line easement, run South 17° 36' 26" East 158.35 feet to a set iron rebar LB#6154;

thence run South 71° 51' 22" West 299.03 feet to a set iron rebar LB#6154;

thence run North 21° 35' 54" West 119.36 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO a 30' wide ingress, egress and utilities easement as recorded in Official Records Book 532, Page 362, of the Public Records of Wakulla County, Florida.

SUBJECT TO a 20' wide ingress and egress easement as recorded in Official Records Book 454, Page 164, Official Records Book 187, Page 386, and Official Records Book 188, Page 35, all of the Public Records of Wakulla County, Florida.

AND TOGETHER WITH:

Commence at a concrete monument marking the Northeast corner of Lot 15, Taff Park, a Subdivision, as recorded in Plat Book 2 Page 70, in the Public Records of Wakulla County, Florida;

thence along the Easterly boundary of said Lot 15, run South 21° 35' 54" East 200.44 feet to a set iron rebar LB#6154;

thence leaving said Easterly boundary of Lot 15 run North 64° 35' 44" East 310.19 feet to a set iron rebar LB#6154;

thence run North 17° 36' 26" West 227.10 feet to a set iron rebar LB#6154 on the Northerly Right-of-Way boundary of a 200 foot wide Florida Power Corporation power line easement;

thence along the Northerly boundary of said power line easement run South 64° 35' 44" West 326.03 feet to a set iron rebar LB#6154;

thence leaving said Northerly Right-of-Way boundary run South 21° 35' 54" East 25.08 feet to the POINT OF BEGINNING.

SUBJECT TO a 20 foot wide ingress and egress easement as recorded in Official Records Book 454, Page 164, Official Records Book 187, Page 386, and Official Records Book 188, Page 35, of the Public Records of Wakulla County, Florida.

SUBJECT TO a 200 foot wide Florida Power Corporation power line easement as recorded in Deed Book 55, Page 656, Deed Book 56, Page 266, Official Records Book 41, Page 44, and Official Records Book 42, Page 950, of the Public Records of Wakulla County, Florida.

AND TOGETHER WITH AN EASEMENT ESTATE:

Non-exclusive easement rights over and upon a portion of the Easement Property for the purpose of ingress and egress, and for the installation and maintenance of underground utilities, as more particularly set forth in that certain Non-Exclusive Grant of Easement for Ingress-Egress and Utilities, as recorded in Official Records Book 532, page 362, of the Public Records of Wakulla County, Florida, being more particularly described as follows:

Commence at a concrete monument marking the Northeast corner of Lot 15, Taff Park, a Subdivision, as recorded in Plat Book 2 Page 70, in the Public Records of Wakulla County, Florida;

thence along the Easterly boundary of said Lot 15, run South 21° 35' 54" East 304.77 feet to the POINT OF BEGINNING;

from said POINT OF BEGINNING and leaving said Easterly boundary of Lot 15, run North 71° 51' 22" East 510.14 feet to a point on the Westerly Right-of-Way boundary of State Road 369 (Crawfordville Highway);

thence along said Westerly Right-of-Way run South 18° 19' 18" West 37.30 feet;

thence leaving said Westerly Right-of-Way boundary, run South 71° 51' 22" West 456.10 feet;

thence run South 21° 35' 54" East 172.15 feet to the Northerly Right-of-Way boundary of Wakulla-Arran Road;

thence along said Northerly Right-of-Way boundary, run South 71° 43' 21" West 30.05 feet to a concrete monument #2919 and said Easterly boundary of Lot 15;

thence leaving said Northerly Right-of-Way boundary, run along said Easterly boundary of Lot 15, North 21° 35' 54" West 202.28 feet to the POINT OF BEGINNING.

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