

Prepared by and
return to:
Geneva Stokley
North State Title Services, Inc.
3055 Crawfordville Highway
Crawfordville, Florida 32327

Inst:0000232061 Date:11/01/2005 Time:08:49
Doc Stamp-Deed : 91.00
DC, Brent Thurmond, WAKULLA County B:624 P:188

File Number: 05-2941

Warranty Deed

Made this October 25, 2005 A.D. By **J. Daniel Nicholson, a married person**, 13916 Intercoastal Sound Dr., Jacksonville, FL 32224-1365, hereinafter called the grantor, to **Raymond Broome, a married person**, whose post office address is: 8454 Springhill Rd., Tallahassee, FL 32305, 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 number 89 (Eighty-Nine), in Block 4 (Four), of Wakulla Gardens, as shown by plat of said subdivision of record on page 39, of Plat Book No. One of the Public Records of Wakulla County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00-00-035-008-06759-000

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:

[Signature]
Witness Printed Name Ryan Jowers

J. Daniel Nicholson (Seal)
J. Daniel Nicholson
Address: 13916 Intercoastal Sound Dr., Jacksonville, FL
32224-1365

[Signature]
Witness Printed Name Jackie Gaddis

State of Florida
County of Wakulla

The foregoing instrument was acknowledged before me this October 25th, 2005, by J. Daniel Nicholson, a married person, who is/are personally known to me or who has produced Drivers License as identification.

[Signature]
Notary Public
Print Name: Ryan Jowers
My Commission Expires: 5/27/08

