

WARRANTY DEED

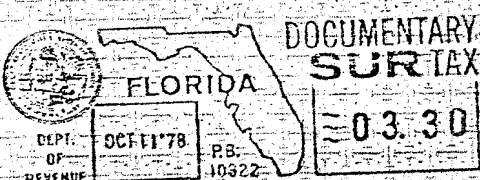
LEO CRUTCHFIELD and JANE O. CRUTCHFIELD, his wife, J.M. BOYNTON and BARBARA J. BOYNTON, his wife, and ROBERT G. HOLT and BARBARA C. HOLT, his wife, hereinafter referred to as Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from JOHN T. DONALDSON
43 Mayfield Circle, ORMOND BEACH Florida 32074, hereinafter referred to as Grantee(s), hereby on this 15th day of September, 1978, conveys to the Grantees that real property located in Wakulla County, Florida, described as follows:

Commencing at the Southeast Corner of Lot No. 41, Hartsfield Survey, T3S, R1W, Wakulla County, Florida (marked by a concrete monument); thence run N 16°-54'W, 133.50 feet to a concrete monument; thence S 73°-04'W, 395.8 feet to a concrete monument; thence N 16°-54'W, 143.10 feet to a concrete monument and the point of beginning of tract herein conveyed; from point of beginning run S 72°-22'W, 567.80 feet to a concrete monument on the East right-of-way of Beechwood Drive; thence N 17°-24'W, along the East right-of-way of Beechwood Drive, 150.0 feet to a concrete monument; thence N 72°-22'E, 569.10 feet to a concrete monument; thence S 16°-54'E, 150.00 feet to the point of beginning.

Situate, lying, and being in Lot No. 41, Hartsfield Survey, T3S, R1W, Wakulla County, Florida and containing 1.96 acres.

This instrument was prepared by
Leo Crutchfield, P.O. box 934,
Tallahassee, Florida 32302

Unofficial Copy



RECORDED
AT THE CLERK'S OFFICE
OCT 11 AM 11:41
CARLTON J. JENSEN
CLERK CIRCUIT COURT
WAKULLA COUNTY, FLORIDA

39727

OFF. REC. 65 PAGE 375

The foregoing property is subject to the following restrictive covenants:

1. All dwellings must be set back a minimum of seventy-five (75) feet from the front property line.
2. The trees measuring from twelve (12) inches in diameter and up located on the first one hundred fifty (150) feet from the front property line of each lot are not to be cut except for homesite clearing and driveways.
3. Only one (1) residence per two (2) acres of land will be allowed.
4. All mobile homes must be on a permanent foundation and must have a skirt around the foundation.
5. No commercial boarding of small animals such as dogs and cats.

and covenant that the property is free of all encumbrances, that lawful seisin of and good right to convey that property are vested in the Grantors, and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, except as to taxes for the year 197__ and all subsequent years, and any restrictive covenants of record.

Signed in the presence of:

James J. Fishback
Earl Crutchfield

Leo Crutchfield (SEAL)
LEO CRUTCHFIELD

Jane O. Crutchfield (SEAL)
JANE O. CRUTCHFIELD

James J. Fishback
Earl Crutchfield

Robert G. Holt (SEAL)
ROBERT G. HOLT

Barbara C. Holt (SEAL)
BARBARA C. HOLT

James J. Fishback
Earl Crutchfield

J. M. Boynton (SEAL)
J. M. BOYNTON

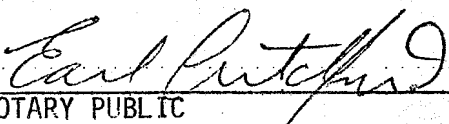
Barbara J. Boynton (SEAL)
BARBARA J. BOYNTON

STATE OF FLORIDA

COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, the undersigned Notary Public duly authorized in the state and county last aforesaid to take acknowledgments, personally appeared LEO CRUTCHFIELD and JANE O. CRUTCHFIELD, his wife, J.M. BOYNTON and BARBARA P. BOYNTON, his wife, and ROBERT G. HOLT and BARBARA C. HOLT, his wife, to me known to be the persons described in and who executed the foregoing instrument (Warranty Deed) and acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the county and state last aforesaid on this 15th day of September, .AD. 1978.


NOTARY PUBLIC

My Commission Expires: Large
Notary Public, State of Florida
My Commission Expires April 16, 1979
Insured by American Fire & Casualty Co.

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