

This Instrument Prepared by and Return to:  
Frank P. Rainer, Esq.

Address:  
STERNSTEIN, RAINER & CLARKE, P.A.  
411 East College Avenue  
Tallahassee, Florida 32301

Property Appraisers Parcel I.D. (Folio)Numbers(s):  
  
00-00-077-000-10330-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED

Made and delivered this April 28, 2006, by **Julia M. Brown**, ("Grantor"), whose post office address is 10123 Cedar Dune Drive, Tampa, Florida 33624 to **Olivia J. Howard** ("Grantee"), whose post office address is 65 Rocky Mountain Road, Crawfordville, Florida 32327.

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and adequacy which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain real property situate in Wakulla County, Florida, and more particularly described as follows:

Parcel I

Begin at the Southwest corner of the Southeast Quarter (SW1/4) of Lot Seventy-six (76) of the Hartsfield Survey of Lands in Wakulla County, Florida, which said Southwest corner is also the Southwest corner of the lands described in that certain deed from Mrs. Dora Raker to the said Mary Duggar, dated 28 October 1938 and recorded in Deed Book 23 at page 102 of the Public Records of Wakulla County, Florida, which said Southwest corner is the point of beginning, from said point of beginning run in an easterly direction along the south boundary line of said Lot 76 the distance of 105 feet, thence run in a northerly direction at right angle from the south boundary line of said lot the distance of 125 feet, thence run in a westerly direction and parallel to the south boundary line of said lot the distance of 105 feet, thence run in a southerly direction the distance of 128 feet to the point of beginning.

PARCEL II

One half acre of land lying on the north side of U.S. Highway #319, on the Western boundary of the Northeast Quarter (NE1/4) of Lot Seventy-seven (77) of Hartsfield Survey of lands in Wakulla County, Florida, being the same land conveyed to Annie Harvey by Rosa Lawyer Freeman, a widow, by deed dated October 28, 1936.

**TOGETHER** with all the easements, tenements, messuages, muniments of title, hereditaments and appurtenances thereto belonging or in anywise appertaining (all of the foregoing real property is hereinafter collectively referred to as the "Property").

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** the Grantor hereby fully warrants the title to the Property and covenants with said Grantee that it is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under all persons whomever; and that the Property is free of all encumbrances, except taxes for the year 2005 and subsequent years, and only the covenants, easements, restrictions and other matters of record, which are specifically not extended or reimposed hereby.

The Property is not homestead of the Grantor, nor will it be of the Grantee.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in its name, as of the day and year first above written.

<p><b>WITNESSES:</b> Signed, sealed and delivered in the presence of:</p> <p>Signature: <u>[Signature]</u> Print/Type Name: <u>Frank Rainer</u></p> <p>Signature: <u>[Signature]</u> Print/Type Name: <u>Karan Denson</u></p>	<p><b>GRANTOR:</b></p> <p><u>[Signature]</u> <u>JULIA M. BROWN</u></p>
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STATE OF FLORIDA )  
COUNTY OF LEON )

The foregoing instrument was acknowledged before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, on this April 28, 2006, by Julia M. Brown who is ☐ personally known to me or ☒ produced Florida driver license as identification.



[Signature]  
Print/Type: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My commission expires: \_\_\_\_\_