

This Instrument Prepared by & return to:  
Name: W. Crit Smith, Esq.  
Susan S. Thompson, Esq.  
Frank S. Shaw, III, Esq.  
Daniel E. Manausa, Esq.  
Smith, Thompson, Shaw & Manausa, P.A.  
Address: Telephone: 850-926-3352, 14 Medallion Lane  
Crawfordville, FL 32327  
20066934WAK  
Parcel I.D. #: 00-00-074-338-10202-A23

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 18th day of January, A.D. 2007, by BRILL PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY CO, having its principal place of business at 3074 SHAMROCK NORTH, TALLAHASSEE, FL 32309, hereinafter called the grantor, to DAVID LOWE and JACQUELINE LOWE, HUSBAND AND WIFE, whose post office address is 8078 GREENMONT AVENUE, TALLAHASSEE, FL 32317, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, 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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Wakulla County, State of Florida, viz:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART THEREOF.

Subject to taxes for the year 2007 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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 grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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, 2006.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

*Stacy L. Small*  
Witness Signature

Stacy L. Small  
Printed Name

*Robin M. Ridley*  
Witness Signature

Robin M. Ridley  
Printed Name

BRILL PROPERTIES, LLC

By: *William M. Brown* L.S.  
Name: WILLIAM M. BROWN  
Title: MANAGING MEMBER

*John D. Till* L.S.  
Name: JOHN D. TILL  
Title: MANAGING MEMBER

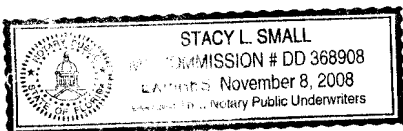
Address:  
3074 SHAMROCK NORTH, TALLAHASSEE, FL  
32309

State of Florida  
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared WILLIAM M. BROWN and JOHN D. TILL known to me to be the MANAGING MEMBERS of BRILL PROPERTIES, LLC, the corporation in whose name the foregoing instrument was executed and that he/she acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person: PERSONALLY KNOWN as identification and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 18th day of January, A.D. 2007.

Notary Public Rubber Stamp Seal



*Stacy L. Small*  
Notary Signature

Printed Notary Signature

## LEGAL DESCRIPTION EXHIBIT A

LOT 24, TUSCANY TRACE  
LEGAL DESCRIPTION

Commence at the intersection of the Westerly right-of-way line of State Road 369 (319) and the Westerly boundary of Lot 74 of the Hartsfield Survey of lands in Wakulla County, Florida, and run North 17 degrees 25 minutes West along the Westerly boundary of said Lot 74, 1210.69 feet, thence run North 72 degrees 19 minutes East along the Northerly boundary of the lands of Charles Wicker 868.96 feet to a point on the Westerly right-of-way line of said State Road 369 (319), thence run North 18 degrees 09 minutes 40 seconds East along said right-of-way line 209.12 feet to an iron pipe marking the Northeast corner of lands recorded in Official Records Book 34, Page 150, thence along said Northerly boundary the Following: South 74 degrees 43 minutes 19 seconds West 245.57 feet to an iron rod (marked LS 5631) thence continue South 74 degrees 43 minutes 19 seconds West 232.63 feet to an iron pipe, thence run South 74 degrees 38 minutes 47 seconds West 412.94 feet to an iron rod (marked LS 5631) said point being the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 74 degrees 38 minutes 47 seconds West 69.05 feet to a concrete monument on the Easterly maintained right of way boundary of Ivan Church Road, thence leaving said Northerly boundary recorded in Official Records Book 34, Page 150, run North 17 degrees 33 minutes 38 seconds West 70.40 feet along said Easterly right of way boundary to a point of curve to the right (marked by an iron rod marked LS 5631), thence run Northeasterly along said curve with a radius of 30.00 feet through a central angle of 92 degrees 17 minutes 18 seconds for an arc distance of 48.32 feet to an iron rod marked LS 5631 on the Southerly right of way boundary of Tuscany Trace (a 40 foot private roadway), thence run North 74 degrees 43 minutes 40 seconds East 41.88 feet along said right of way to an iron rod (marked LS 5631), thence run South 15 degrees 16 minutes 20 seconds East 101.44 feet to the POINT OF BEGINNING.

The Westerly and Northerly 10 feet thereof being SUBJECT TO a utility easement.

Together with an easement for ingress, egress and utilities over the 40' roadway known as Tuscany Trace.