

Prepared by:  
Geneva Stokley  
North State Title Services, Inc.  
68-A Feli Way  
Crawfordville, Florida 32327

File Number: 08-5008

### Warranty Deed

Made this February 14, 2008 A.D. By **BENUS Properties, LLC, a Florida Limited Liability Company**, 117 Harvey Young Farm Rd, Crawfordville, FL 32327, hereinafter called the grantor, to **Ryan E. Newsome and Tracy A. Walker, as joint tenants with right of survivorship**, whose post office address is: 9A Guinevere Lane, Crawfordville, FL 32327, 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:

**See Attached Exhibit "A" Attached hereto and made a part hereof**

\*\* Subject to the terms and conditions of those Restrictive Covenants, attached hereto as Exhibit "B" and made apart hereof.

Parcel ID Number: **02-4s-02w-000-01854-002-cutout**

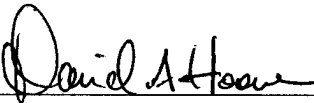
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

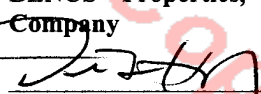
**To Have and to Hold**, the same in fee simple forever.

**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, 2007.

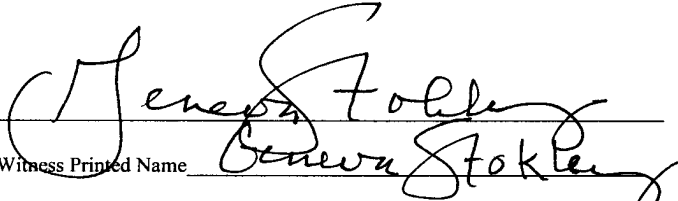
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name DAVID A. HOOVER

**BENUS Properties, LLC, a Florida Limited Liability Company**  
  
\_\_\_\_\_  
(Seal)


**David F. Harvey, Manager**  
Address: 117 Harvey Young Farm Rd, Crawfordville, FL 32327

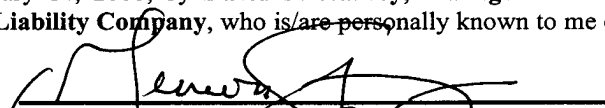
  
\_\_\_\_\_  
Witness Printed Name Geneva Stokley

  
\_\_\_\_\_  
(Seal)  
**Rhonda Q. Harvey, Manager**  
Address: 117 Harvey Young Farm Rd., Crawfordville, FL 32327

State of Florida  
County of Wakulla

The foregoing instrument was acknowledged before me this February 14, 2008, by **David F. Harvey, Manager and Rhonda Q. Harvey, Manager of BENUS Properties, LLC, a Florida Limited Liability Company**, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

 Geneva Stokley  
My Commission DD267034  
Expires March 09, 2008

  
\_\_\_\_\_  
Notary Public  
Print Name: Geneva Stokley  
My Commission  
Expires: \_\_\_\_\_

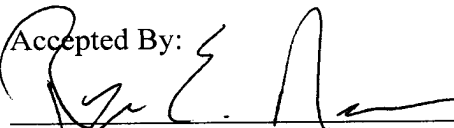
**Exhibit "A"**

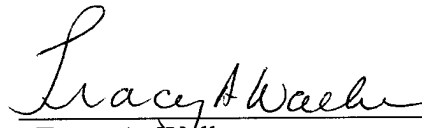
COMMENCE AT AN IRON PIPE MARKING THE INTERSECTION OF THE CENTER OF FIRST BRANCH WITH THE EAST BOUNDARY LINE OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 2 WEST, WAKULLA COUNTY, FLORIDA; THENCE RUN ALONG SAID CENTER OF FIRST BRANCH AS FOLLOWS: SOUTH 75 DEGREES 55 MINUTES 45 SECONDS WEST, A DISTANCE OF 92.34 FEET; THENCE NORTH 64 DEGREES 19 MINUTES 54 SECONDS WEST, A DISTANCE OF 83.31 FEET; THENCE SOUTH 77 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 69.69 FEET; THENCE SOUTH 15 DEGREES 50 MINUTES 48 SECONDS WEST, A DISTANCE OF 69.27 FEET; THENCE SOUTH 44 DEGREES 49 MINUTES 48 SECONDS WEST, A DISTANCE OF 83.63 FEET; THENCE SOUTH 36 DEGREES 27 MINUTES 54 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 79 DEGREES 46 MINUTES 36 SECONDS WEST, A DISTANCE OF 137.20 FEET; THENCE SOUTH 53 DEGREES 32 MINUTES 18 SECONDS WEST, A DISTANCE OF 60.26 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 24.82 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 17 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 3.84 FEET; THENCE SOUTH 62 DEGREES 07 MINUTES 19 SECONDS WEST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 52 DEGREES 08 MINUTES 42 SECONDS WEST, A DISTANCE OF 49.55 FEET; THENCE NORTH 38 DEGREES 27 MINUTES 32 SECONDS WEST, A DISTANCE OF 54.39 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 59 SECONDS WEST, A DISTANCE OF 36.62 FEET; THENCE NORTH 05 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 27.02 FEET; THENCE NORTH 38 DEGREES 28 MINUTES 20 SECONDS WEST, A DISTANCE OF 38.12 FEET; THENCE NORTH 64 DEGREES 57 MINUTES 12 SECONDS WEST, A DISTANCE OF 33.86 FEET; THENCE NORTH 10 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 74 DEGREES 16 MINUTES 19 SECONDS WEST, A DISTANCE OF 49.09 FEET; THENCE NORTH 24 DEGREES 45 MINUTES 32 SECONDS WEST, A DISTANCE OF 31.14 FEET; THENCE SOUTH 61 DEGREES 45 MINUTES 25 SECONDS WEST, A DISTANCE OF 45.97 FEET; THENCE NORTH 14 DEGREES 42 MINUTES 33 SECONDS WEST, A DISTANCE OF 35.51 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 48 SECONDS WEST, A DISTANCE OF 22.39 FEET; THENCE SOUTH 48 DEGREES 08 MINUTES 34 SECONDS WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 74 DEGREES 05 MINUTES 23 SECONDS WEST, A DISTANCE OF 69.23 FEET; THENCE SOUTH 31 DEGREES 42 MINUTES 55 SECONDS WEST, A DISTANCE OF 66.89 FEET; THENCE NORTH 59 DEGREES 38 MINUTES 18 SECONDS WEST, A DISTANCE OF 20.25 FEET; THENCE SOUTH 47 DEGREES 32 MINUTES 50 SECONDS WEST, A DISTANCE OF 57.54 FEET TO A ROD AND CAP; THENCE LEAVING SAID CENTER OF CREEK RUN NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST 481.71 FEET TO A ROD AND CAP; THENCE SOUTH 89 DEGREES 59 MINUTES 08 SECONDS EAST 535.72 FEET TO A ROD AND CAP; THENCE SOUTH 04 DEGREES 19 MINUTES 24 SECONDS WEST 479.90 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 60 FOOT WIDE INGRESS, EGRESS, AND UTILITY EASEMENT LYING OVER AND ACROSS A PORTION OF THE WESTERLY 30 FEET DESCRIBED THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 653, PAGE 444, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

## Exhibit "B" Restrictive Covenants

1. There shall be no more than (1) one residential dwelling constructed upon any (1) one (5) five acre tract. Any dwelling constructed on said land must be site built and contain (2,000) Two Thousand square feet of floor space, exclusive of all porches, patios, breezeways, garages, etc. No mobile homes or modular homes will be allowed.
2. All dwellings, residences, garages, storage units, and/or any other additions to the property must be approved in writing by the Architectural Control Committee prior to commencement of same.
3. No dwelling shall be occupied or used except for single family dwellings for residential purposes by the homeowners, their tenants and guests.
4. No swine or cows will be kept on the property. No breeding farms for emus, chickens, etc will be allowed.
5. No noxious or offensive activities shall be carried on in, upon or around any dwelling or on the property which may be or become an annoyance or a nuisance to the remaining property owners.
6. All residences and other structures placed or built upon the property must comply with all government rules, regulations, ordinances and statutes as may be in effect.
7. No commercial activity to be allowed on the property, except property rental. No churches, cemeteries, convalescent or nursing homes to be allowed on the property.
8. All fences, walls or other structures will be subject to the approval of the Architectural Control Committee.
9. No inoperative motor vehicles or boats are to be kept on the property for more than (3) three weeks.
10. To enhance the appearance and value of the area, all residences and improvements built on the property should be at least 50 feet from all property lines.
11. Variances for minor deviations from this declaration where there is a problem or need may be made by the Architectural Control Committee.
12. The property owners agree to become members of the ROAD MAINTENANCE ASSOCIATION, and abide by the requirements of that Association at such time the Association becomes a legal entity.

Accepted By:   
\_\_\_\_\_  
Ryan E. Newsome

  
\_\_\_\_\_  
Tracy A. Walker