

Recording 27.00
Doc Stamp .70
\$ 27.70

Prepared without title
examination by and return to:

Andrew J. Britton, Esquire
Andrew J. Britton, P.A.
401 Johnson Lane, Suite 102
Venice, FL 34285
(941) 408-8008

Property Appraiser's Parcel ID No. 08-6S-01W-000-04863-000

WARRANTY DEED

The purpose of this deed is to confirm that ownership by the Grantees is as joint tenants with rights of survivorship and not as tenants in common.

THIS WARRANTY DEED, made October 6, 2008 between Richard G. Hammett, a single man, of 463 Anchorage Drive, Nokomis, Florida, 34275, and Charles D. Hammett, a married man, of 5720 Braveheart Way, Tallahassee, Florida, 32311, Grantors, and Richard G. Hammett, a single man, and Charles D. Hammett, a married man, as joint tenants with rights of survivorship and not as tenants in common, Grantee. Tax bills should be mailed to 5720 Braveheart Way, Tallahassee, Florida, 32311.

THE Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to said Grantors in hand paid by said Grantees, the receipt of which is hereby acknowledged, have conveyed to said Grantee and Grantee's successors and assigns forever the land situated in Wakulla County, Florida, and more particularly described in Exhibit A attached hereto and made a part hereof.

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

Said Grantors do hereby covenant with the Grantees that they are lawfully seized of said land in fee simple; that they have a good right and lawful authority to sell and convey the said land; that they hereby fully warrant 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 existing mortgages and taxes accruing subsequent to December 31, 2007.

Grantor, Charles D. Hammett hereby certifies that he currently resides at 5720 Braveheart Way, Tallahassee, Florida, that he has never resided upon the above-described property or any contiguous property, and that the above described property does not now and has never in the past constituted his homestead.

Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

This conveyance is subject to the following: (1) Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same: (2) Zoning and other governmental regulations, and: (3) Taxes and assessments for 2008 and subsequent years.

This transaction is exempt from documentary stamp tax pursuant to F.A.C. 12B-4.014(2) and (3) since there is no transfer of beneficial ownership and there was no consideration for the transfer. This deed is made to correct a deficiency in the previous deed.

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

EXECUTED September 10, 2008

Signed, sealed, and delivered
in the presence of:

Patricia H. Smith
witness name printed PATRICIA H. SMITH

Charles D. Hammett
Charles D. Hammett

Stephanie Sunday
witness name printed Stephanie Sunday

Barbara Kish
witness name printed BARBARA KISH

Richard G. Hammett
Richard G. Hammett

Angela Koehler
witness name printed Angela Koehler

"Grantors"

STATE OF FLORIDA
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 10th day of September, 2008, by Charles D. Hammett who is personally known to me or who has produced _____ as identification.

STATE OF FLORIDA
COUNTY OF SARASOTA

Patricia H. Smith
Notary Public
My Commission Expires: April 2, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS
PATRICIA H. SMITH
Commission DD 376584
EXPIRES: April 2, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

The foregoing instrument was acknowledged before me this 10th day of October, 2008, by Richard G. Hammett who is personally known to me or who has produced _____ as identification.

z:\ale\hammett\deed

Angela Koehler
Notary Public
My Commission expires:
ANGELA KOEHLER
Commission DD 803764
Expires August 11, 2012
BONDED THRU TROY FAIR INSURANCE 800-365-7018

EXHIBIT "A"

LOT 4, BLOCK 0, TRADEWINDS, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 7 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN BOAT SLIP "O" AND BEING PARTICULARIER DESCRIBED AS FOLLOWS:

BOAT SLIP "O"

COMMENCE AT THE NORTHEAST CORNER OF MARINA VILLAGE OF PANACEA UNIT 2, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 83, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA, AND THENCE RUN SOUTH 65 DEGREES 02 MINUTES 34 SECONDS EAST 33.30 FEET, THENCE RUN SOUTH 24 DEGREES 57 MINUTES 26 SECONDS WEST 28.72 FEET, THENCE RUN SOUTH 65 DEGREES 02 MINUTES 34 SECONDS EAST 30.37 FEET, THENCE RUN SOUTH 24 DEGREES 20 MINUTES 34 SECONDS WEST 96.32 FEET, THENCE RUN SOUTH 20 DEGREES 05 MINUTES 00 SECONDS WEST 93.07 FEET TO THE POINT OF BEGINNING FRON SAID POINT OF BEGINNING CONTINUE SOUTH 20 DEGREES 05 MINUTES 00 SECONDS WEST 13.39 FEET, THENCE RUN NORTH 70 DEGREES 36 MINUTES 52 SECONDS WEST 38.10 FEET THENCE RUN NORTH 18 DEGREES 17 MINUTES 24 SECONDS EAST 13.39 FEET, THENCE RUN SOUTH 70 DEGREES 36 MINUTES 52 SECONDS EAST 38.52 FEET TO THE POINT OF BEGINNING.

Unofficial Copy