

Prepared by:
Marion D. Lamb, III
Lamb & Lamb
217 Pinewood Drive
Tallahassee, Florida 32303

WARRANTY DEED

THIS WARRANTY DEED made as of the 24th day of February, 2011, by and Mark Ellingsen, a married man, John Knox, a married man, and Steve Barger, a married man, whose address is c/o 10127 Collins Hole Road, Tallahassee, Florida 32312, (hereinafter collectively referred to as "Grantor") and Lester B. Hart and June A. Hart, husband and wife, whose mailing address is 2926 Laris Drive, Tallahassee, Florida 32301 (hereinafter collectively referred to as "Grantee"):

(Wherever used herein the terms "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, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto the Grantee the following described property located in Wakulla County, Florida, to-wit:

See Exhibit "A" attached.

Subject to Ad Valorem taxes for 2011 and subsequent years; and that certain Mortgage to Lester B. Hart and June A. Hart, husband and wife, dated April 22, 2004 and recorded in Official Records Book 535 at Page 326, Public Records of Wakulla County, Florida, as modified in Official Records Book 779 at Page 655 and Official Records Book 799 at Page 328, Public Records of Wakulla County, Florida.

The above-described property is unimproved and is the non-homestead property of the Grantor.

THIS DEED CONSTITUTES AN ABSOLUTE CONVEYANCE OF TITLE AND IS NOT INTENDED AS ADDITIONAL SECURITY FOR THE GRANTEE'S MORTGAGE. IT IS THE INTENT OF THE GRANTOR AND GRANTEE THAT THE CONVEYANCE OF THE ABOVE-DESCRIBED PROPERTY TO GRANTEE WILL NOT ACT IN ANY WAY AS SATISFACTION OF THE PROMISSORY NOTE FROM MARK ELLINGSEN, JOHN KNOX AND STEVE BARGER RECORDED IN OFFICIAL RECORDS BOOK 535 AT PAGE 327 OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA AS MODIFIED AND AMENDED. THE CONSIDERATION FOR THIS CONVEYANCE IS THE RELEASE OF THE PERSONAL LIABILITY OF THE GRANTOR, AND IT IS THE EXPRESS INTENT OF THE PARTIES HEREIN THAT THE ABOVE-DESCRIBED MORTGAGE AND PROMISSORY NOTE WILL NOT MERGE WITH THE INTEREST OF GRANTEE ACQUIRED UNDER THIS DEED.

Grantor fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the above date.

Signed, sealed and delivered
in our presence:



Witness Signature

Marion O Lambell


Witness Print



Witness Signature

LAURIE DALTON

Witness Print



MARK ELLINGSEN
Grantor

[Signature]
Witness Signature

[Signature]
JOHN KNOX
Grantor

Marion O Lamb III
Witness Print

[Signature]
Witness Signature

LAURIE DALTON
Witness Print

[Signature]
Witness Signature

[Signature]
STEVE BARGER
Grantor

Marion O Lamb III
Witness Print

[Signature]
Witness Signature

LAURIE DALTON
Witness Print

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 24th day of February, 2011 by Mark Ellingsen [] who is personally known to me OR [] produced FL DRIVERS LICENSE as identification and he acknowledged that he executed the same for the purposes set forth therein.



[Signature]
Name: _____
Notary Public-State of Florida at Large
My Commission No.: _____

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 24th
day of February, 2011 by John Knox [] who is personally known to me OR [A produced
FL. DRIVERS LICENSE as identification and he acknowledged that he executed the same
for the purposes set forth therein.



Laurie Dalton

Name: _____
Notary Public-State of Florida at Large
My Commission No.:

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 24th
day of February, 2011 by Steve Barger [] who is personally known to me OR [produced
FL. DRIVERS LICENSE as identification and he acknowledged that he executed the same
for the purposes set forth therein.



Laurie Dalton

Name: _____
Notary Public-State of Florida at Large
My Commission No.:

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 WEST, AND RUN THENCE NORTH 89 DEGREES 59' EAST ALONG THE NORTH LINE OF SAID SECTION 3, 3,208.38 FEET TO THE CENTERLINE OF STATE ROAD NO. 375, THENCE RUN S 41 DEGREES 35' EAST ALONG SAID CENTERLINE 8682.90 FEET TO THE EXTENDED TANGENT OF THE EASTERLY R/W LIMITS OF CHEROKEE DRIVE OF INDIAN SUMMER SUBDIVISION, THEN RUN 42 DEGREES 57' 40" EAST ALONG EASTERLY R/W OF SAID CHEROKEE DRIVE 1220.65 FEET TO THE INTERSECTION OF THE SOUTHERLY R/W LIMIT OF SEMINOLE LANE THEN RUN ALONG SAID R/W ON THE FOLLOWING BEARINGS AND DISTANCES S 77 DEGREES 59' 20" E, 427.06 FEET THENCE S 16 DEGREES 56' 40" E 285.10 FEET TO A POINT OF CURVE WHOSE RADIUS IS 207.26 FEET, AND WHOSE CENTRAL ANGLE IS 51 DEGREES 30' 50", THEN RUN ALONG AN ARC. LEFT FOR 186.34 FEET TO THE POINT OF TANGENT AND THE POINT OF BEGINNING THEN RUN S 68 DEGREES 27' 30" E ALONG SOUTH R/W OF SEMINOLE LANE 280.46 FEET, THEN RUN S 24 DEGREES 27' 30" E 1,059.9 FEET TO THE NORTH BANK OF THE SOPCHOPPY RIVER, THEN RUN NORTHWESTERLY ALONG THE NORTH BANK OF SAID RIVER TO A POINT WHOSE STRAIGHT LINE DISTANCE IS 748 FEET MORE OR LESS TO A POINT S 2 DEGREES 32' 30" W 1,063.6 TO THE POINT OF BEGINNING, THEN RUN N 2 DEGREES 32' 30" E 1063.6 TO THE POINT OF BEGINNING, SAID TRACT BEING IN SECTIONS 11, AND 12, TOWNSHIP 5 SOUTH, RANGE 3 WEST, AND BEING DESCRIBED AS LOTS NUMBER 4, 5, AND 6 OF AN UNRECORDED PLAT OF INDIAN SUMMER.