

WARRANTY DEED

THIS INDENTURE, made this 30th day of May,
between MOBILE HOME INDUSTRIES, INC., a corporation existing
under the laws of the State of Florida and having its principal
place of business at 1309 Thomasville Road, Tallahassee, Florida,
Grantor, and

W. T. & T. ENTERPRISES, INC.

whose post office address is Route 2, Box 403, Crawfordville,
Florida, 32327, of the County of Wakulla, State of Florida,
Grantees,

W I T N E S S E T H :

Grantor, for and in consideration of the sum of
Ten Dollars (\$10.00), and other good and valuable consideration
to Grantor in hand paid by Grantees, the receipt whereof is
hereby acknowledged, has granted, bargained and sold to Grantees,
and Grantees' heirs, successors and assigns forever, the following
described land, situate, lying and being in Wakulla County,
Florida:

See Exhibits "A" and "B" attached hereto and
made a part hereof, and also Lots 33, 34
and 35, of SNUG HARBOR, per Plat Book 2,
Page 37, public records of Wakulla County,
Florida.

SUBJECT TO:

1. Taxes and assessments for 1983 and subsequent
years.
2. Easement Agreement between Mobile Home Industries,
Inc., and Talquin Electric Cooperative, Inc.
recorded in Official Records Book 68, Page 386,
public records of Wakulla County, Florida.
3. Grant of Easement between Mobile Home Industries,
Inc. and William T. Gaupin, Howard C. Huff, John
E. Leffler, Ronald Pulliam and James F. Schrader,
recorded in Official Records Book 74, Page 302,
public records of Wakulla County, Florida.
4. Easement recorded in Official Records Book 77,
Page 472, public records of Wakulla County,
Florida.
5. Easement recorded in Official Records Book 76,
Page 334, public records of Wakulla County,
Florida.

This instrument prepared by John C. Cooper

Documentary Stamps Paid \$ 730.00
Date 6/1/83 Wakulla County,
Florida. Carlton Tucker Clerk of Circuit
Court
By *Carlton Tucker* Deputy Clerk

RECORDED
AT TIME & DATE NOTED
1983 JUN -6 AM 9:12
CARLTON TUCKER
CLERK CIRCUIT COURT
WAKULLA COUNTY, FLORIDA

6. Easement Agreement recorded in Official Records Book 87, Page 875, public records of Wakulla County, Florida.
7. Amendment to Easement Agreement recorded in Official Records Book 87, Page 878, public records of Wakulla County, Florida.
8. Declaration of Covenants, Conditions and Restrictions, made by Snug Harbor Development Limited, and recorded in Official Records Book 90, Page 896, public records of Wakulla County, Florida.
9. Conditions, easements, restrictions, reservations and restrictive covenants of record, if any, but this reference shall not operate to reimpose any of them.
10. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

and Grantor, except as noted above, does hereby fully warrant the title to the land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first above written.

Signed in the presence of: MOBILE HOME INDUSTRIES, INC.

Edw. Silksman
Valda Cook

By

its

President

(corporate seal)

STATE OF FLORIDA

COUNTY OF LEON

The foregoing instrument was acknowledged before me this 30th day of May, 1983, by Fred O. Drake Jr. as President of MOBILE HOME INDUSTRIES, INC., a Florida corporation, on behalf of said corporation.

Valda Cook
NOTARY PUBLIC

My Commission Expires June 17, 1984
Notary Public, State of Florida at Large
Bonded Through Fidelity Insurance Co.

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

Exhibit "A"

COURT HOUSE SQUARE
POST OFFICE BOX 625

May 13, 1983

PHONE (904) 926-3016
CRAWFORDVILLE, FLORIDA 32327

TED GAUPIN

1.00 ACRE TRACT

Commence at the Southwest corner of Lot 117 of the Hartsfield Survey of lands in Wakulla County, Florida and thence run South 17 degrees 13 minutes East 4104.70 feet to an old concrete monument thence run North 80 degrees 03 minutes East (bearing base) 299.49 feet to an old concrete monument marking the intersection of the Southerly boundary of the St. Marks National Wildlife Refuge with the Easterly right-of-way boundary of State Road No. S-367, said point lying on a curve concave to the Southwesterly, thence run Southeasterly along said Easterly right-of-way boundary and along said curve with a radius of 1179.28 feet, thru a central angle of 02 degrees 55 minutes 03 seconds for an arc distance of 60.05 feet, the chord of said arc being South 10 degrees 29 minutes 25 seconds East 60.05 feet, thence leaving said Easterly right-of-way boundary run North 80 degrees 03 minutes East 388.44 feet, thence run South 00 degrees 24 minutes 58 seconds East 492.91 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 24 minutes 58 seconds East 54.93 feet, thence run South 80 degrees 51 minutes 38 seconds West 50.00 feet, thence run South 04 degrees 04 minutes 22 seconds East 120.00 feet, thence run South 80 degrees 51 minutes 38 seconds West 173.08 feet to the Easterly right-of-way boundary of State Road No. S-367, thence run South 26 degrees 52 minutes 53 seconds East along said Easterly right-of-way boundary 161.92 feet to the most Westerly corner of Snug Harbor, a subdivision as per map or plat thereof recorded in Plat Book 2 Page 37 of the Public Records of Wakulla County, Florida, thence leaving said Easterly right-of-way boundary run along the Northerly and Westerly boundary of said Snug Harbor as follows: North 62 degrees 24 minutes 53 seconds East 82.72 feet, thence North 87 degrees 26 minutes 52 seconds East 50.00 feet, thence North 11 degrees 51 minutes 50 seconds West 92.99 feet, thence North 75 degrees 54 minutes 05 seconds East 109.09 feet, thence North 11 degrees 51 minutes 50 seconds West 100.00 feet, thence North 88 degrees 18 minutes 40 seconds East 40.69 feet, thence leaving the Northerly boundary of said Snug Harbor run North 00 degrees 24 minutes 58 seconds West 97.31 feet, thence run West 91.25 feet to the POINT OF BEGINNING containing 1.00 acre, more or less, situate, lying and being in Lot 121 of the Hartsfield Survey of lands in Wakulla County, Florida.


EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

78-087

OFF.
REC. 95 PAGE 819

EDWIN G. BROWN
REGISTERED LAND SURVEYOR

EXHIBIT "B"

COURT HOUSE SQUARE
POST OFFICE BOX 625

May 13, 1983

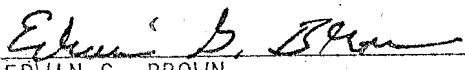
PHONE (904) 926-3016
CRAWFORDVILLE, FLORIDA 32327

TED GAUPIN

36.39 ACRE TRACT

Commence at the Southwest corner of Lot 117 of the Hartsfield Survey of lands in Wakulla County, Florida and thence run South 17 degrees 13 minutes East 4104.70 feet to an old concrete monument thence run North 80 degrees 03 minutes East (bearing base) 299.49 feet to an old concrete monument marking the intersection of the Southerly boundary of the St. Marks National Wildlife Refuge with the Easterly right-of-way boundary of State Road No. S-367, said point lying on a curve concave to the Southwesterly for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Southeasterly along said Easterly right-of-way boundary and along said curve with a radius of 1179.28 feet, thru a central angle of 02 degrees 55 minutes 03 seconds for an arc distance of 60.05 feet, the chord of said arc being South 10 degrees 29 minutes 25 seconds East 60.05 feet, thence leaving said Easterly right-of-way boundary run North 80 degrees 03 minutes East 388.44 feet, thence run South 00 degrees 24 minutes 58 seconds East 492.91 feet, thence run East 91.25 feet, thence run South 00 degrees 24 minutes 58 seconds East 97.31 feet to the Northerly boundary of Snug Harbor a subdivision as per map or plat thereof recorded in Plat Book 2 Page 37 of the Public Records of Wakulla County, Florida, thence run North 88 degrees 18 minutes 40 seconds East along the Northerly boundary of said Snug Harbor 599.95 feet, thence run North 86 degrees 24 minutes 34 seconds East 1047.00 feet, thence run North 69 degrees 51 minutes 46 seconds East 341.52 feet, thence run North 06 degrees 57 minutes West 800.74 feet to the Southerly boundary of the St. Marks National Wildlife Refuge, thence run South 80 degrees 03 minutes West along said Southerly boundary 2393.45 feet to the POINT OF BEGINNING containing 36.39 acres, more or less, situate, lying and being in Lot 121 of the Hartsfield Survey of lands in Wakulla County, Florida.

Subject to a roadway easement over and across the Northerly 60.00 feet thereof.


EDWIN G. BROWN
Registered Land Surveyor
Florida Certificate No. 2919

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