

WARRANTY DEED

THIS WARRANTY DEED, made this 11th day of November, 1983 by CHARLES C. PILCHER, hereafter Grantor and MIKELL B. KARSTEN and ANNE C. KARSTEN his wife, hereafter grantees, whose address is 1811 Wilson Avenue, Tifton, Georgia 31794.

WITNESSETH

THAT THE GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantees all that certain land situate in Wakulla County, Florida, to wit:

"Lot 26, PARADISE VILLAGE OF SHELL POINT, a subdivision as per map or plat thereof recorded in Plat Book 2, Pages 13 and 14 of the Public Records of Wakulla County, Florida. Including a 1974 Ramada double-wide mobile home as a part of the real property, the same having ID#'s 2062444AH and 2062444BH.

Subject to restrictive covenants recorded in Official Record Book 50, Page 726, and amended Restrictive Covenants recorded in Official Record Book 51, Page 770 of the Public Records of Wakulla County, Florida, applicable to the above named subdivision.

TO HAVE AND TO HOLD the same in fee simple forever, and the grantor hereby covenants with said grantees that he 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, 1982.

IN WITNESS WHEREOF, the said Grantor has signed these presents the day and year first above written.

[Signature]
(Witness)

[Signature]
(Witness)

[Signature]
CHARLES C. PILCHER

STATE OF FLORIDA
COUNTY OF WAKULLA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared CHARLES C. PILCHER to me well known to be the person described in and who executed the foregoing instrument, and being first duly sworn, acknowledged before me that he executed the same voluntarily for the reasons described therein.

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This instrument prepared by:

JOHN W. NALL, Attorney at Law
P. O. Box 2556, Tallahassee, FL 32316

[Signature]
NOTARY PUBLIC
My Commission Expires: April 28, 1984
Notary Public, State of Florida
Bonded Thru Troy Fain Insurance Inc.

Documentary Stamps Paid \$ 337.50
Date 12/12/83 Wakulla County,
Florida. Carlton Tucker, Clerk of Circuit
Court.
By [Signature]
Deputy Clerk

RECORDED
AT TIME & DATE NOTED
1983 DEC 12 AM 9:17
CARLTON TUCKER
CLERK OF CIRCUIT COURT
WAKULLA COUNTY, FLORIDA
55042