

Return to (enclose self-addressed stamped envelope)

Name Pennyworth Homes, Inc.  
P.O. Box 2536  
Address Thomasville, GA 31799

This Instrument Prepared by:

Pennyworth Homes, Inc.  
Address P.O. Box 2536  
Thomasville, GA 31799

Property Appraisers Parcel Identification (Folio) Number(s)

Grantee(s) S S # (s).

WARRANTY DEED  
IF FROM CORPORATION

RAMCO FORM 33

R970088047  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK: R2071 PAGE: 01451  
DEC 01 1997 10:48 AM  
DAVE LANG. CLERK OF COURTS



Documentary Tax Pd \$ 84.00  
Int mobile Tax Pd  
Dave Lang, Clerk Leon County  
By [Signature] Deputy Clerk

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made and executed the 20th day of NOVEMBER A D 1997 by Pennyworth Homes, Inc.

a corporation existing under the laws of State of Florida, and having its principal place of business at 2110 South Adams Street, Tallahassee, FL 32301 hereinafter called the grantor, to

Keith R. Johnson and Dawn L. Johnson, husband and wife

whose postoffice address is 1540 S.W. 131 Avenue, Miami, FL 33184

hereinafter called the 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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged by these presents does grant bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in LEON County Florida viz

See Exhibit "A" attached hereto and made a part hereof.

This instrument additionally serves as full satisfaction and release from any debts owed under that certain unrecorded Contract for Deed between the above stated Grantor and Grantee (said Contract for Deed dated May 17, 1993).

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining

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

**And** the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple that it has good right and lawful authority to sell and convey said land, that it 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

**In Witness Whereof** the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written

(CORPORATE SEAL)

ATTEST.

Secretary

Signed, sealed and delivered in the presence of

Witness WILLIAM F. LADSON, III

Witness ALLAN O. CHASTAIN

STATE OF FLORIDA  
COUNTY OF LEON

I HEREBY CERTIFY that on this day before me an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Ebe Walter

well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation

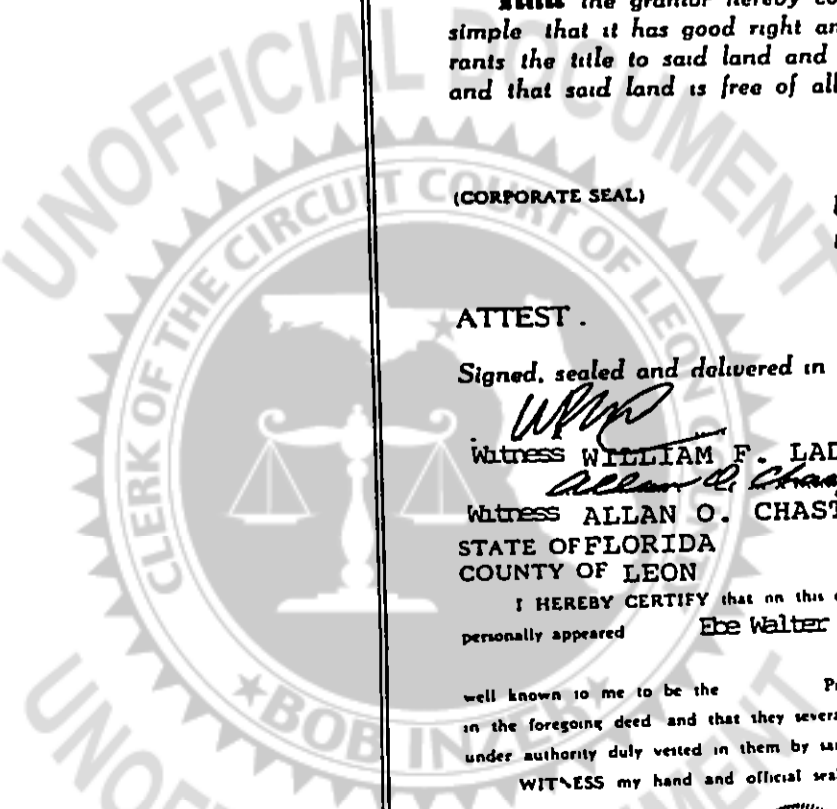
WITNESS my hand and official seal in the County and State last aforesaid this 20th day of NOVEMBER, A D 1997

(SEAL)



Elaine P Tomlinson  
MY COMMISSION # CC437186 EXPIRES  
November 1, 2001  
BONDED THRU TROY FAUN INSURANCE INC

[Signature]  
Notary Public Elaine P Tomlinson



R970088047  
RECORDED IN  
PUBLIC RECORDS LEON CNTY FL  
BOOK R2071 PAGE 01452  
DEC 01 1997 10:48 AM  
DAVE LANG. CLERK OF COURTS

EXHIBIT "A"



BK: R2071 PG: 01452

Commence at a concrete monument (found) marking the Southwest corner of Section 14, Township 1 South, Range 4 West Leon County, Florida and thence run East 465.00 feet, thence run North 2205.75 feet to the Northerly right-of-way of State Road NO: 20, thence run North 70 degrees 02 minutes 47 seconds East along said right-of-way boundary 282.47 feet to the Westerly right-of-way of a 66 foot road known as Wainwright Road, thence run North 08 degrees 10 minutes 00 seconds West along said Westerly right-of-way boundary 394.84 feet, thence run North 81 degrees 50 minutes 00 seconds East 66.00 feet to the Easterly right-of-way boundary of said Wainwright Road, thence run North 08 degrees 10 minutes 00 seconds West along said right-of-way boundary 1363.99 feet to a concrete monument (set) marking the POINT OF BEGINNING. From said Point of Beginning continue North 08 degrees 10 minutes 00 seconds West along said right-of-way boundary 216.67 feet to a concrete monument (found), thence run North 81 degrees 47 minutes 55 seconds East 386.00 feet to a concrete monument (set), thence run South 11 degrees 18 minutes 24 seconds East 216.98 feet to a concrete monument (set), thence run South 81 degrees 47 minutes 55 seconds West 398.87 feet to the POINT OF BEGINNING containing 1.95 acres, more or less.

And the following conditions apply to the above Lot #1: There shall be no mobile home affixed to this property, new construction shall be a minimum of 1,000 sq. ft. heated area, no junk cars allowed, nor chickens or livestock allowed

INITIAL KL eg

