

WARRANTY DEED

This indenture, made this 4<sup>th</sup> day of February, 1977,  
 between Phillip S. Howard, 3044 Corrib DR, TALLAHASSEE, FLA., grantor,  
 and BRIAN E. NORTON and ROBIN B. NORTON, 1512 LAKE AVE, TALLAHASSEE, FLA. and  
ANN C. ERWIN and THEODORE S. SIMPSON, III, 1510 LAKE AVE, TALLAHASSEE, grantees,

witnesseth: That said grantor, for and in consideration of the sum of  
\$10,000.<sup>00</sup> dollars, paid by said grantees, has granted, bargained  
 and sold to said grantees, their heirs and assigns forever, the  
 following described land, to wit:

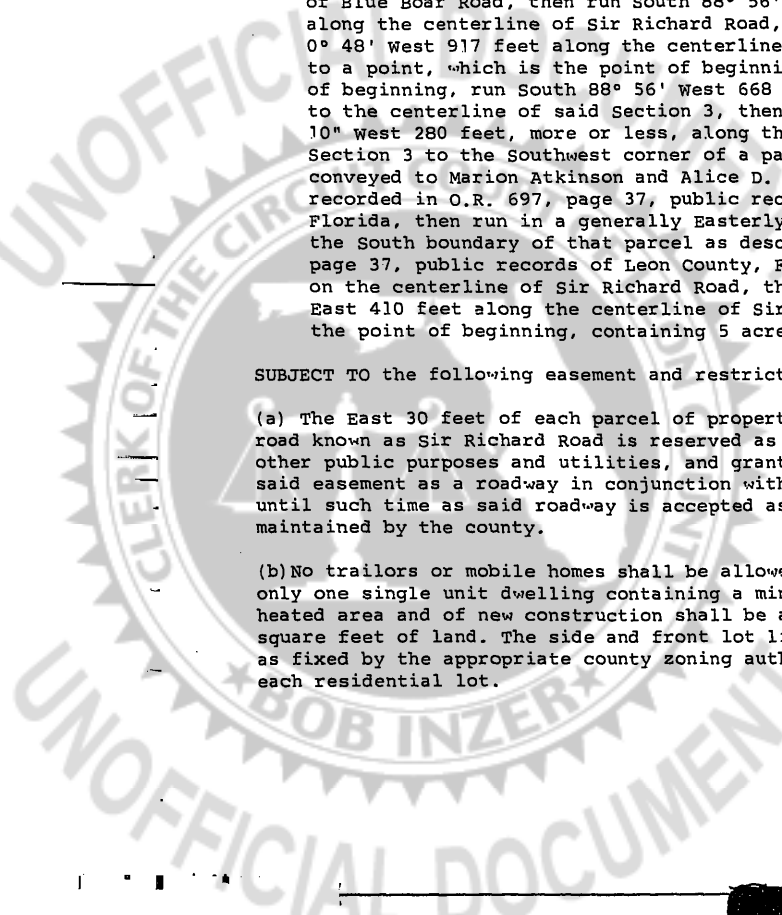
That land situated in Leon County and generally described  
 as a part of Lots 5,6, and 7, Block H, Nottingham Castle  
 Estates (unrecorded), more particularly described as follows:

Begin at the Northeast corner of Section 3, Township 1 South,  
 Range 3 West, and run South 88° 56' west 990 feet, then run  
 South 0° 48' East 2017.97 feet to a point on the centerline  
 of Blue Boar Road, then run South 88° 56' West 992.09 feet  
 along the centerline of Sir Richard Road, then run North  
 0° 48' west 917 feet along the centerline of Sir Richard Road,  
 to a point, which is the point of beginning. From said point  
 of beginning, run South 88° 56' west 668 feet, more or less,  
 to the centerline of said Section 3, then run North 0° 39'  
 10" west 280 feet, more or less, along the centerline of said  
 Section 3 to the Southwest corner of a parcel heretofore  
 conveyed to Marion Atkinson and Alice D. Atkinson, his wife,  
 recorded in O.R. 697, page 37, public records of Leon County,  
 Florida, then run in a generally Easterly direction along  
 the South boundary of that parcel as described in O.R. 697,  
 page 37, public records of Leon County, Florida, to a point  
 on the centerline of Sir Richard Road, then run South 0° 48'  
 East 410 feet along the centerline of Sir Richard Road to  
 the point of beginning, containing 5 acres, more or less.

SUBJECT TO the following easement and restrictions:

(a) The East 30 feet of each parcel of property to the center of a  
 road known as Sir Richard Road is reserved as an easement for roadway,  
 other public purposes and utilities, and grantees agree to maintain  
 said easement as a roadway in conjunction with other property owners  
 until such time as said roadway is accepted as a public road and is  
 maintained by the county.

(b) No trailers or mobile homes shall be allowed on said parcel, and  
 only one single unit dwelling containing a minimum of 900 square feet  
 heated area and of new construction shall be allowed on each 20,000  
 square feet of land. The side and front lot line setback restrictions  
 as fixed by the appropriate county zoning authority shall apply to  
 each residential lot.



(c) Each residence shall meet Leon County Health requirements and standards.

(d) No animals of any kind shall be kept on the property, excepting one horse per acre and domesticated cats and dogs.

The foregoing property is not homestead property under the laws of Florida, and the Grantor is not residing on said property;

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

Signed and delivered in the presence of :

Nancy S. Euckon  
Jaquie S. Bryan

Phillip S. Howard  
Phillip S. Howard

State of Florida  
Leon County

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Phillip S. Howard, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the county and state last aforesaid this 4<sup>th</sup> day of February, 1977.

My commission expires: 11-29-77

Wingfield Keivell  
Notary Public

The undersigned Grantees accept and agree to the provisions in the foregoing deed :

Bruce E. Norton  
Robert B. Nestor

Anna C. Euckon

Instrument prepared by:  
Bruce E. Norton  
1512 Lake Ave.  
Tallahassee, Fla.

RECORDED IN THE PUBLIC RECORDS OF LEON CO. FLA. IN THE BOOK 2, PAGE 110  
FEB 4 4 56 PM 1977  
AT THE TIME & DATE NOTED  
PAUL F. HARTSHORN  
CLERK OF CIRCUIT COURT

384051

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
FEB-477  
\$ 30.00  
LEON COUNTY

FLORIDA DOCUMENTARY SUR TAX  
FEB-478 P.B. 11078  
\$ 02.20  
LEON COUNTY

0 5 8 2 0 3 3 5  
1 0 6 2 0