

This instrument prepared by:
Susan S. Thompson, Esquire
Smith, Thompson, Shaw & Manausa, P.A.
3520 Thomasville Road - 4th Floor
Tallahassee, Florida 32309

Inet:0000197915 Date:04/28/2003 Time:12:36
_____, DC, Brent Thurmond, WAKULLA County B:484 P:821

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF OLD COURTHOUSE SQUARE HOMEOWNERS ASSOCIATION, INC.**

THIS DECLARATION, made on the date hereinafter set forth by **BRAD SUBER**
and **TRACY SUBER**, hereinafter referred to as "Declarant",

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Wakulla County, State of
Florida, which is more particularly described as: See **Exhibit "A"** attached hereto and by
reference made a party hereof;

NOW, THEREFORE, Declarant hereby declares that all of the property described
above shall be held, sold and conveyed subject to the following easements, restrictions,
covenants and conditions, which are for the purpose of protecting the value and
desirability of, and which shall run with, the real property and be binding on all parties
having any right, title or interest in the described properties or any part thereof, their heirs,
successors and assigns and shall inure to the benefit of each owner thereof.

**ARTICLE I
Definitions**

Section 1. "Association" shall mean and refer to **OLD COURTHOUSE SQUARE
HOMEOWNERS ASSOCIATION, INC.**, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or
more persons or entities, of the fee simple title to any Lot which is a part of the Properties,

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including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property, if any, (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners.

Section 6. "Declarant" shall mean and refer to **Brad Suber and Tracy Suber**, its successors and assigns.

ARTICLE II Property Rights

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following provisions:

- (a) The right of the association to charge reasonable admission and other fees for the use of any recreational facility, if any, situated upon the Common Area;
- (b) The right of the association to suspend the voting rights and right to use of the recreational facilities, if any, by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60

days for any infraction of its published rules and regulations;

(c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the Bylaws, his rights of enjoyment to the Common Area and facilities, if any, to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III Membership and Voting Rights

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

Class B. The Class B members shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier;

(1) when the total votes outstanding in the Class A membership equal to the total votes outstanding in the Class B membership;

2) January 1, 2005.

ARTICLE IV
Covenant for Maintenance Assessments

Section 1. Creation of the Lien and Personal Obligation of Assessments.

Each Owner of any lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless

expressly assumed by them. Declarant is exempt from dues and assessments.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used to maintain the exterior of the property including but not limited to exterior paint, roof, exterior appearance, termite treatment and garbage pick-up and to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be \$700.00 per townhouse per year lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment

year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Section 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 3 and 4 shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At such meeting, the presence of members or of proxies entitled to cast one-half of all the votes of each class of membership shall constitute a quorum.

If a quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be two voting members. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on a date to be decided by the Board of Directors. The first annual assessment shall be adjusted

**ARTICLE V
Land Use and Building Type**

No lot shall be used except for residential purposes.

**ARTICLE VI
Dwelling Size**

No dwelling shall be permitted unless its is at least 1200 square feet.

**ARTICLE VII
Building Location**

No building shall be located on any Lot nearer to the front lot line or nearer to the side street than the minimum setback lines determined by the City of Crawfordville or Wakulla County Codes.

**ARTICLE VIII
Nuisances**

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.

**ARTICLE IX
Signs**

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than four square feet to advertise the property for sale or lease.

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ARTICLE X
Livestock and Poultry

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.

ARTICLE XI
Architectural Control

No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with.

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ARTICLE XII
General Provisions

Section 1. Enforcement. The Association, or any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date of this Declaration recordation, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than two-thirds (2/3) of the Lot Owners, and thereafter by an instrument signed not less than one-half (1/2) of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. No additional land may be annexed without the consent of two-thirds vote of each class of members of the Association.

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_____, Brent Thurmond, WAKULLA County B:484 P:830

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Section 5. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration and the Veterans Administration: Annexation of additional properties, dedication of Common Areas, and amendment of this Declaration of Covenants, Conditions and Restrictions.

DATED this 24th day of April, 2003.

Signed, sealed and delivered
in the presence of:

Brunette Clarke
Signature

BRUCE K. CLARKE
Printed Name

Robert Miller Smith
Signature

Robert Miller Smith
Printed Name

[Signature]
BRAD SUBER

Tracy Suber
TRACY SUBER

STATE OF FLORIDA
COUNTY OF WAKULLA

BRAD SUBER and TRACY SUBER known to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form of identification of the above-named person: personal knowledge and that an oath was/ was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of April, 2003.

MISTY U. TAYLOR
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD111439
EXPIRES 05/04/2006
BONDED THRU 1-488-NOTARY1

[Signature]
NOTARY PUBLIC

Inet:0000197915 Date:04/26/2003 Time:12:36
DC, Brent Thurmond, WAKULLA County B:484 P:831

ATTEST: _____
Secretary

Signed, sealed and delivered in the presence of:

Eileen C. Rice
Witness Signature

Eileen C. Rice
Printed Witness Signature

Witness Signature

Printed Witness Signature

State of Florida
County of Leon

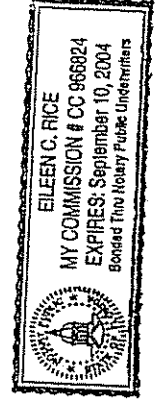
I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **BRADLEY D. SUBER**, known to me to be the **PRESIDENT** of **MAJESTIC HOMES & DEVELOPMENT, INC.**, the corporation in whose name the foregoing instrument was executed and that he/she acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in him/her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation, that I relied upon the following form of identification of the above-named person:
personally known
and that an oath (was) (was not) taken.

Witness my hand and official seal in the County and State last aforesaid this 21st day of November, 2003.

Eileen C. Rice
Notary Signature

Printed Notary Signature

Notary Public Rubber Stamp Seal



Inst:0000205102 Date:12/02/2003 Time:13:21

DC, Brent Thurmond, WAKULLA County B:515 P:118

MAJESTIC HOMES & DEVELOPMENT, INC.

By: BRADLEY D. SUBER, PRESIDENT

Address: _____
#2 SPRINGVIEW DRIVE, CRAWFORDVILLE, FLORIDA
32327

EXHIBIT "A"

OLD COURTHOUSE SQUARE SUBDIVISION AS RECORDED IN PLAT BOOK 3,
PAGE 18 MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCE AT AN OLD CONCRETE MONUMENT MARKING THE SOUTHWEST
CORNER OF THE TOWN OF CRAWFORDVILLE A SUBDIVISION AS PER MAP OR
PLAT THEREOF RECORDED IN DEED BOOK "C & D, PAGE 572, OF THE PUBLIC
RECORDS OF WAKULLA COUNTY, FLORIDA AND THENCE RUN NORTH 84
DEGREES 31 MINUTES 38 SECONDS WEST 120.46 FEET TO A CONCRETE
MONUMENT FOR THE POINT OF BEGINNING. FROM SAID POINT OF
BEGINNING THENCE RUN SOUTH 04 DEGREES 20 MINUTES 56 SECONDS WEST
214.95 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 84 DEGREES 28
MINUTES 41 SECONDS EAST 116.18 FEET TO A CONCRETE MONUMENT THENCE
RUN NORTH 76 DEGREES 20 MINUTES 42 SECONDS EAST 273.83 FEET TO A
CONCRETE MONUMENT THENCE RUN SOUTH 89 DEGREES 55 MINUTES 09
SECONDS EAST 32.86 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH
77 DEGREES 46 MINUTES 33 SECONDS EAST 190.58 FEET TO A CONCRETE
MONUMENT ON THE WESTERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY
NO. 319. THENCE RUN SOUTH 00 DEGREES 24 MINUTES 37 SECONDS WEST
ALONG SAID RIGHT OF WAY BOUNDARY 21.99 FEET TO A CONCRETE
MONUMENT, THENCE RUN SOUTH 77 DEGREES 52 MINUTES 39 SECONDS WEST
185.76 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 78 DEGREES 09
MINUTES 23 SECONDS WEST 312.36 FEET TO A CONCRETE MONUMENT
THENCE RUN NORTH 84 DEGREES 16 MINUTES 37 SECONDS WEST 116.09 FEET
TO A CONCRETE MONUMENT, THENCE RUN SOUTH 05 DEGREES 35 MINUTES
00 SECONDS WEST 233.36 FEET TO AN IRON PIPE, THENCE RUN NORTH 84
DEGREES 24 MINUTES 08 SECONDS WEST 376.69 FEET, THENCE RUN NORTH 05
DEGREES 34 MINUTES 42 SECONDS EAST 310.69 FEET, THENCE RUN NORTH 89
DEGREES 07 MINUTES 17 SECONDS WEST 138.20 FEET, THENCE RUN NORTH 00
DEGREES 32 MINUTES 17 SECONDS WEST 375.58 FEET, THENCE RUN NORTH 89
DEGREES 59 MINUTES 04 SECONDS EAST 525.28 FEET TO A CONCRETE
MONUMENT, THENCE RUN SOUTH 00 DEGREES 26 MINUTES 48 SECONDS EAST
257.30 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS AND EGRESS EASEMENT OVER AND ACROSS A
PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT AN OLD CONCRETE MONUMENT MARKING THE SOUTHWEST
CORNER OF THE TOWN OF CRAWFORDVILLE, A SUBDIVISION AS PER MAP OR
PLAT THEREOF RECORDED IN DEED BOOK "C & D", PAGE 72 OF THE PUBLIC
RECORDS OF WAKULLA COUNTY, FLORIDA AND THENCE RUN NORTH 84
DEGREES 31 MINUTES 38 SECONDS WEST 120.46 FEET TO A CONCRETE
MONUMENT, THENCE RUN SOUTH 04 DEGREES 20 MINUTES 56 SECONDS WEST
214.95 FEET TO A CONCRETE MONUMENT FOR THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 84 DEGREES 28
MINUTES 41 SECONDS EAST 116.18 FEET TO A CONCRETE MONUMENT,
THENCE RUN NORTH 76 DEGREES 20 MINUTES 42 SECONDS EAST 273.83 FEET
TO A CONCRETE MONUMENT, THENCE RUN SOUTH 89 DEGREES 55 MINUTES
09 SECONDS EAST 32.86 FEET TO A CONCRETE MONUMENT, THENCE RUN
NORTH 77 DEGREES 46 MINUTES 33 SECONDS EAST 190.58 FEET TO A
CONCRETE MONUMENT ON THE WESTERLY RIGHT OF WAY BOUNDARY OF
U.S. HIGHWAY NO. 319, THENCE RUN SOUTH 00 DEGREES 24 MINUTES 37
SECONDS WEST ALONG SAID RIGHT OF WAY BOUNDARY 21.99 FEET TO A
CONCRETE MONUMENT, THENCE RUN SOUTH 77 DEGREES 52 MINUTES 39
SECONDS WEST 185.76 FEET TO A CONCRETE MONUMENT, THENCE RUN
SOUTH 78 DEGREES 09 MINUTES 23 SECONDS WEST 312.36 FEET TO A
CONCRETE MONUMENT THENCE RUN NORTH 84 DEGREES 16 MINUTES 37
SECONDS WEST 116.09 FEET TO A CONCRETE MONUMENT, THENCE RUN
NORTH 05 DEGREES 28 MINUTES 23 SECONDS EAST 19.79 FEET TO THE POINT
OF BEGINNING.



DISTRIBUTION EASEMENT

FILED AND RECORDED
DATE 02/18/1999 TM 03:40

BRENT X. THURMOND CLERK
CO: WAKULLA ST: FL

DOC STAMPS .75
INTANG TAX .00

COUNTY USE ONLY

43	30	24	30	30	30
Wakulla	Crown Development, Inc.				135-434.90

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, their successors, lessees and assigns ("GRANTOR"), in consideration of the mutual benefits, covenants and conditions herein contained, do grant and convey to FLORIDA POWER CORPORATION, a Florida corporation ("GRANTEE"), P.O. Box 14042, St. Petersburg, Florida 33733, and to its successors, lessees and assigns, an easement to install, operate and maintain in perpetuity or until the use thereof is abandoned, such facilities as may be necessary or desirable for providing electric energy and services and communication services; by GRANTEE or others; said facilities being located in the following described "Easement Area" within GRANTEE'S premises in Wakulla County, Florida, to wit:

A Twenty (20) foot wide Easement Area defined as comprising those 20-foot wide strips of land lying 10 feet on each side of the center lines of GRANTEE'S facilities as may be designed and installed from time to time at mutually agreed upon locations within GRANTEE'S premises.

See Exhibit "A"

Tax Parcel Number: 00-00-077-000-0378-000

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for GRANTEE to patrol, inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to increase or decrease the voltage and to change the quantity and type of facilities; (c) the right for GRANTEE to clear the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (d) the right for GRANTEE to trim or remove any timber adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endangers or interferes with the safe and efficient installation, operation or maintenance of said facilities; (e) the reasonable right for GRANTEE to enter upon land of the GRANTOR adjacent to said Easement Area for the purpose of exercising the rights herein granted; and (f) all other rights and privileges reasonably necessary or convenient for GRANTEE'S safe and efficient installation, operation and maintenance of said facilities and for the enjoyment and use of said easement for the purposes described above.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall be located, constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to GRANTEE'S facilities and provide a working space of not less than six feet (6') on the existing side and one foot (1') on the other three sides of any pad mounted transformer. If GRANTEE'S future orderly development of the premises is in physical conflict with GRANTEE'S facilities, GRANTEE shall, within 60 days after receipt of written request from GRANTOR, relocate said facilities to another mutually agreed upon Easement Area in GRANTEE'S premises, provided that prior to the relocation of said facilities (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE; and (b) GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon the completion of the relocation, the easement herein shall be considered cancelled as to the portion vacated by such relocation.

This document prepared by J. BRADFORD HIKES
Real Estate Dept., Ft. Pierce Corp.
P.O. Box 14042, St. Petersburg, FL 33733

FL# 158648 R 345 F 652
REC NO. 01307314641

COM

GRANTOR covenants not to interfere with GRANTEE's facilities within the Easement Area in GRANTOR's premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with GRANTEE's facilities by GRANTOR or by GRANTOR's agents or employees.

GRANTOR hereby warrants and covenants (a) that GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, heirs and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the GRANTOR has caused this easement to be signed in its corporate name by its proper officers thereunto duly authorized and its official corporate seal to be hereunto affixed and attested this 22nd day of December 1998.

WITNESSES:

Brad Sabar
Brad Sabar

Marye Chason
Marye Chason
* (Names must be typed or printed under each signature.)

GRANTOR

CROWN DEVELOPMENT, INC.
Brad Sabar

BY: Brad Sabar, Vice President.

ATTEST

(Grantor's mailing address)

2 Springview Dr.

Grayfordville, FL 32327

STATE OF Florida)
COUNTY OF Dakota)

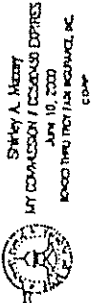
The foregoing Easement was acknowledged before me this 22 day of December, 1998 by Brad Sabar and Marye Chason President and

Secretary, respectively of Crown Development

Corporation, on behalf of the Corporation who are personally know to me or who have produced

as identification and who did/did not take an oath.

Shirley A. Mazy
Name: _____
Notary Public
Serial Number _____
My Commission Expires _____



(SEAL) REC NO. 01984914641 FLH 158648 B 345 P. 853

Shirley A. Mazy
NOTARY PUBLIC / COMMISSION EXPIRES
JUN 10, 2000
1400 TRIP PINNACLES BOULEVARD, NC
CORP

EXHIBIT "A"
FLORIDA POWER CORPORATION
EASEMENT DOCUMENT

GRANTOR: CROWN DEVELOPMENT, INC.
Brad Suber, Vice President

Commence at an old concrete monument marking the Southwest corner of the Town of Crawfordville, a subdivision as per map or plat thereof recorded in Deed Book "C & D", Page 572 of the Public Records of Wakulla County, Florida and thence run North 84 degrees 31 minutes 38 seconds West 120.46 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 04 degrees 20 minutes 56 seconds West 214.95 feet to a concrete monument, thence run South 84 degrees 28 minutes 41 seconds East 116.18 feet to a concrete monument, thence run North 76 degrees 20 minutes 42 seconds East 273.83 feet to a concrete monument thence run South 89 degrees 55 minutes 09 seconds East 32.86 feet to a concrete monument, thence run North 77 degrees 46 minutes 33 seconds East 190.85 feet to a concrete monument on the Westerly right of way boundary of U.S. Highway No. 319, thence run South 00 degrees 24 minutes 37 seconds West along said right-of-way boundary 21.99 feet to a concrete monument, thence run South 77 degrees 52 minutes 39 seconds West 185.76 feet to a concrete monument, thence run South 78 degrees 09 minutes 23 seconds West 312.36 feet to a concrete monument, thence run North 84 degrees 16 minutes 37 seconds West 116.09 feet to a concrete monument, thence run South 05 degrees 35 minutes 00 seconds West 233.36 feet to an iron pipe, thence run North 84 degrees 24 minutes 08 seconds West 376. 69 feet, thence run North 05 degrees 34 minutes 42 seconds East 310.69 feet thence run North 89 degrees 07 minutes 17 seconds West 138.20 feet, thence run North 00 degrees 32 minutes 17 seconds West 375.58 feet, thence run North 89 degrees 59 minutes 04 seconds East 525.28 feet to a concrete monument, thence run South 00 degrees 26 minutes 48 seconds East 257.50 feet to the POINT OF BEGINNING containing 7.69 acres, more or less.

Subject to an ingress and egress easement over and across a portion of the following described property:

Commence at an old concrete monument marking the Southwest corner of the Town of Crawfordville, a subdivision as per map or plat thereof recorded in Deed Book "C & D", Page 572 of the Public Records of Wakulla County, Florida and thence run North 84 degrees 31 minutes 38 seconds West 120.46 feet to a concrete monument, thence run South 04 degrees 20 minutes 56 seconds West 214.95 feet to a concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 84 degrees 28 minutes 41 seconds East 116.18 feet to a concrete monument, thence run North 76 degrees 20 minutes 42 seconds East 273.83 feet to a concrete monument, thence run South 89 degrees 55 minutes 09 seconds East 32.86 feet to a concrete monument, thence run North 77 degrees 46 minutes 33 seconds East 190.85 feet to a concrete monument on the Westerly right-of-way boundary of U.S. Highway No. 319, thence run South 00 degrees 24 minutes 37 seconds West along said right-of-way boundary 21.99 feet to a concrete monument, thence run South 77 degrees 52 minutes 39 seconds West 185.76 feet to a concrete monument, thence run South 78 degrees 09 minutes 23 seconds West 312.36 feet to a concrete monument, thence run North 84 degrees 16 minutes 37 seconds West 116.09 feet to a concrete monument, thence run North 05 degrees 28 minutes 23 seconds East 19.79 feet to the POINT OF BEGINNING containing 0.31 of an acre, more or less.

FLH 158648 P. 345 P. 854
REC NO. 01984914641