

WARRANTY DEED

THIS INDENTURE, Made this 1st day of August, 1972,

Between JULIAN B. WALTHALL and FANNIE CRUMP WALTHALL, his wife, of the County of Leon, State of Florida, parties of the first part, and GLADYS B. HALL and ALVIN REECE HALL, her husband, whose post office address is

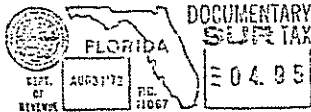
of the County of Leon, State of Florida, parties of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate in the County of Leon in the State of Florida, to-wit:

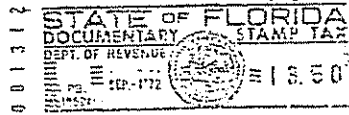
Commence at the NW corner of the SW 1/4 of Section 24, Township 2 North, Range 1 East, Leon County, Florida, and run thence North 89°54'20" East 910.0 feet, thence South 00°09'50" East 683.44 feet, thence South 89°45' West 119.42 feet to a point on the centerline of a proposed 60.0 foot roadway, thence Southeasterly along said centerline as follows: South 00°48' East 1204.85 feet to a point of curve to the left, thence Southeasterly along said centerline curve with a radius of 346.76 feet, through a central angle of 50°57' for an arc distance of 365.03 feet, thence South 60°45' East 420.0 feet to the Point of Beginning. From said Point of Beginning continue thence South 90°45' East along said centerline 160.69 feet to a point of curve to the right, thence Southeasterly and Southwesterly along said centerline curve with a radius of 277.82 feet, through a central angle of 63°01' for an arc distance of 305.56 feet, thence leaving said centerline curve run North 83°39'05" West 392.10 feet to a concrete monument, thence North 20°25'20" East 307.82 feet to the Point of Beginning, containing 1.81 acres, more or less.

This instrument prepared by John K. Folsom of FOLSON & STEINMEYER, P.A. ATTORNEYS AT LAW, 121 S. GADSDEN ST. TALLAHASSEE, FLA.

LEON COUNTY 006464



LEON COUNTY 001312



RESERVING to Julian B. Walthall an easement over such part of said land lying within the easement described in Official Records 370, page 185, public records of Leon County, Florida, and the parties of the second part agree to convey said property to Leon County, Florida, at the time said County will accept title; and conveying a non-exclusive easement over the roadway described in the easement above referred to.

A. No building, wall or other structure shall be commenced, erected or maintained upon said real estate, 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 and external design and location in relation to surrounding structures and topography by an Architectural Control Committee composed of Julian B. Walthall or such person or persons designated by him. Such building plans and specifications shall consist of not less than the following: foundation plans, floor plans of all floors, section details, elevation drawings of all exterior walls, roof plan and plot plan showing location and orientation of all buildings and other structures and improvements proposed to be constructed on the building plot, with all building restriction lines shown. In addition, there shall be submitted to the Architectural Control Committee for approval such samples of building materials proposed to be used as the Architectural Control Committee shall specify and require.

B. No dwelling shall be erected or placed on any lot having a width of less than 180 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 43,560 square feet.

C. No building shall be located on any lot nearer than 75 feet from the front lot line or nearer than 20 feet from either side lot line. No residence shall be located nearer than 40 feet from the back lot line. Said property shall not be used except for residential purposes. No building except as may otherwise be provided in these restrictions, shall be erected, altered, placed or permitted to remain on any lot other than one detached, single-family dwelling, not to exceed 2½ stories in height. No residence shall be constructed on said property with a square footage of less than 1,600 square feet, exclusive of porches and garages.

D. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there which may be or become an annoyance or a nuisance to the neighborhood.

E. Said property shall not be subdivided into building tracts smaller than 43,560 square feet, nor with a frontage of less than 100 feet on the abutting street.

F. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used at any time as a residence, either temporarily or permanently, nor shall any outbuildings be constructed on said property except that a service building, when approved by the Architectural Control Committee, may be constructed.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except for taxes for the year 197 2, and except as to the restrictive covenants above recited.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered in the presence of:

Harve T. Lovelace

Julian B. Walthall (Seal)
JULIAN B. WALTHALL

Cozell Slaughter

Fannie Crump Walthall (Seal)
FANNIE CRUMP WALTHALL

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 JULIAN B. WALTHALL and FANNIE CRUMP WALTHALL, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal this 1 day of August

A. D., 1973.

Cozell Slaughter
Notary Public, State of Florida at Large

My commission expires:

Notary Public, State of Florida at Large.
My Commission Expires June 15, 1973.



268386
RECORDED IN THE PUBLIC
RECORDS OF LEON CO. FLA.
IN THE BOOK & PAGE NO.

SEP 1 2 09 PM 1973

AT THE TIME & DATE NOTED
PAUL F. HARTSFIELD
CLERK OF CIRCUIT COURT

FOLSOM
& STEINMEYER
ATTORNEYS AT LAW
LEWIS STATE BANK BLDG.
TALLAHASSEE, FLA.

EASEMENT

THIS INDENTURE, Made this 27th day of June, A. D., 1969,

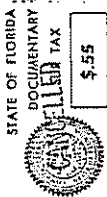
Between JULIAN B. WALTHALL and FANNIE CRUMP WALTHALL, his wife, of the County of Leon, State of Florida, parties of the first part, and DONALD C. SWEDMARK and GAYLE SMITH SWEDMARK, husband and wife, of the County of Leon, State of Florida, parties of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, a non-exclusive easement in common with other members of the traveling public for ingress and egress over and across the following described roadways, situate in the County of Leon and State of Florida, to-wit:

A 60.0 foot easement lying 30.0 feet on each side of the following described centerline: Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 24, Township 2 North, Range 1 East, Leon County, Florida, and run thence South 89°54' East 550.0 feet, thence South 00°04' East 671.14 feet to a point of curve to the left, thence Southeasterly along said curve with a radius of 98.30 feet, through a central angle of 90°59' for an arc distance of 156.10 feet, thence North 88°57' East 791.06 feet to a point in the right of way boundary of the Bradfordville-Centerville Road, said point being the Point of Beginning of said centerline. From said Point of Beginning run South 88°57' West 791.06 feet to a point of curve to the right, thence Northwesterly along said curve with a radius of 98.30 feet, through a central angle of 90°59' for an arc distance of 156.10 feet, thence North 00°04' West 851.14 feet to a point of curve to the left, thence Northwesterly along said curve with a radius of 398.14 feet, through a central angle of 90°16' for an arc distance of 627.25 feet, thence South 89°31' West 520.0 feet to a point of curve to the right, thence Northeasterly along said curve with a radius of 2142.38 feet, through a central angle of 10°56' for an arc distance of 408.81 feet, thence North 79°33' West 155.99 feet to a point of curve to the left, thence along said curve with a radius of 2135.67 feet, through a central angle of 10°42' for an arc distance of 398.84 feet, thence South 89°45' West 790.59 feet to a point hereinafter designated "Point A", from said "Point A" continue South 89°45' West 1766.13 feet to a point of curve to the left, thence Southwesterly along said curve with a radius of 1367.32 feet, through a central angle of 24°45' for an arc distance of 590.64 feet, thence South 65°00' West 211.0 feet to a point hereinafter designated "Point B", said "Point B" being on a point of curve, said curve being concave to the Southwesterly, thence from said "Point B" run Northwesterly along said



COUNTY LEON



209703
RECORDED IN THE PUBLIC RECORDS OF LEON CO., FLA. BY THE CLERK OF COURT

This instrument prepared by John K. Folsom of HOPKINS, FOLSOM & STEINMEYER ATTORNEYS AT LAW LEWIS STATE BANK BLDG. TALLAHASSEE, FLA.

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curve with a radius of 482.84 feet, through a central angle of 45°00' for an arc distance of 379.22 feet (the chord of said arc being North 47°30' West 369.54 feet), thence North 70°00' West 341.42 feet to a point of curve to the right, thence Northwesterly along said curve with a radius of 214.22 feet, through a central angle of 32° for an arc distance of 119.64 feet to a point hereinafter designated "Point C", from said "Point C" continue along said curve with a radius of 214.22 feet, through a central angle of 38° for an arc distance of 142.08 feet, thence North 1200.0 feet to a terminal point of said centerline, said terminal point being in the right of way boundary of the Bradfordville-Centerville Road.

ALSO from the aforementioned said "Point C" run South 52°00' West 300.0 feet to the center of a cul-de-sac having a 50 foot radius.

ALSO from the aforementioned said "Point A" run North 00°15' West 1105.82 feet to a terminal point of said centerline, said terminal point being in the right of way boundary of the Bradfordville-Centerville Road.

ALSO from the aforementioned said "Point B" run South 25°00' East 299.44 feet to a point of curve to the right, thence Southerly along said curve with a radius of 1543.37 feet, through a central angle of 22° for an arc distance of 592.61 feet, thence South 03°00' East 223.81 feet to a point of curve to the left, thence Southeasterly along said curve with a radius of 362.67 feet, through a central angle of 57°45' for an arc distance of 365.55 feet, thence South 60°45' East 1064.78 feet to a point hereinafter designated "Point D", from said "Point D" run South 29°15' West 180.0 feet to a point of curve to the left, thence Southerly along said curve with a radius of 768.73 feet through a central angle of 29°10' for an arc distance of 391.32 feet, thence South 00°05' West 280.0 feet to a point of curve to the left, thence Southeasterly along said curve with a radius of 150.22 feet through a central angle of 90°05' for an arc distance of 263.18 feet, thence East 144.28 feet to a point of curve to the right, thence Southeasterly along said curve with a radius of 449.21 feet, through a central angle of 48°00' for an arc distance of 376.33 feet, thence South 42°00' East 115.0 feet, thence North 48°00' East 80.0 feet to a point of curve to the left, thence Northeasterly along said curve with a radius of 294.59 feet, through a central angle of 37°30' for an arc distance of 192.81 feet, thence North 10°30' East 1020.0 feet to a point of curve to the left, thence Northwesterly along said curve with a radius of 277.82 feet through a central angle of 71°30' for an arc distance of 346.69 feet, thence North 60°45' West 580.69 feet to a point of curve to the right, thence Northwesterly along said curve with a radius of 346.76 feet, through a central angle of 59°57' for an arc distance of 363.03 feet, thence North 00°48' West 1204.25 feet to a point on the centerline of said right of way boundary .

ALSO from the aforementioned said "Point D" run North 29°15' East 636.56 feet to a point on the centerline of said right of way boundary.

The said parties of the second part, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand

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paid by Julian B. Walthall, of the parties of the first part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Julian B. Walthall, his heirs and assigns forever, a non-exclusive easement in common with other members of the traveling public for ingress and egress over such portion of the hereinabove described real property that lies within the following described real property, situate in the County of Leon and State of Florida, to-wit:

Commence at the NE corner of Section 25, Township 2 North, Range 1 East, Leon County, Florida, said point being on the centerline of the Bradfordville to Centerville Road, run thence South 00°02'20" East along said centerline a distance of 1665.16 feet, thence leaving said centerline run along the Northerly boundary of Dublin Downs, Unit No. 1, a subdivision as per map or plat thereof, recorded in Plat Book 5, page 2, of the Public Records of Leon County, Florida, as follows: South 89°01' West 678.98 feet, thence North 00°59' West 329.7 feet, thence South 89°29' West 648.58 feet, thence South 00°29' East 1001.10 feet, thence South 89°19' West 345.0 feet, thence leaving said boundary of Dublin Downs, Unit No. 1, continue thence South 89°19' West 327.30 feet, thence South 00°17' East 167.55 feet, thence South 89°31' West 1377.15 feet, thence North 02°09' West 299.0 feet, thence North 08°29' West 190.5 feet, thence North 01°27' West 86.5 feet, thence North 02°40' East 262.0 feet, thence North 17°48' East 36.19 feet to the Point of Beginning. From said Point of Beginning run West 1401.04 feet, thence North 16°33'00" East 601.92 feet, thence East 140.0 feet to a point of curve to the right, thence along said curve with a radius of 449.21 feet, through a central angle of 48°00' for an arc distance of 376.33 feet, thence South 42°00'00" East 115.0 feet, thence North 48°00'00" East 80.0 feet to a point of curve to the left, thence along said curve with a radius of 294.59 feet, through a central angle of 14°35'10" for an arc distance of 75.0 feet, thence South 74°48'30" East 507.89 feet, thence South 13°23' West 20.0 feet, thence South 27°12' East 244.50 feet, thence South 17°48' West 87.31 feet to the Point of Beginning, containing 13.50 acres, more or less,

and the said parties of the second part further agree with the parties of the first part that the parties of the first part shall have the right to maintain, improve and pave said road lying within said right of way easement, and that at such time that Leon County, Florida, will accept title to the roadways above described, or any portion of them, that will include the portion of the road right of way lying within the real property of the parties of the second

part above described, then the parties of the second part will convey the fee simple title to such road right of way to Leon County, Florida.

IN WITNESS WHEREOF, the said parties of the first and second parts have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

John K. Folsom
Carole E. Parks
As to parties of 1st part

Julian B. Walthall (Seal)
JULIAN B. WALTHALL

Fannie Crump Walthall (Seal)
FANNIE CRUMP WALTHALL

Law D. Vickus
Donald C. Swedmark
As to parties of 2nd part

Donald C. Swedmark (Seal)
DONALD C. SWEDMARK

Gayle Smith Swedmark (Seal)
GAYLE SMITH SWEDMARK

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 JULIAN B. WALTHALL and FANNIE CRUMP WALTHALL, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal this 30th day of June, A. D., 1969.

Carole E. Parks
Notary Public, State of Florida at Large
My commission expires: 12-18-69

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 DONALD C. SWEDMARK and GAYLE SMITH SWEDMARK, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same.

WITNESS my hand and official seal this 24th day of June, A. D., 1969.

Law D. Vickus
Notary Public, State of Florida at Large
My commission expires: October 16, 1972

HOPKINS, FOLSOM
& STEINMEYER
ATTORNEYS AT LAW
LEWIS STATE BANK BLDG.
TALLAHASSEE, FLA.

