

WARRANTY DEED

THIS INDENTURE, Made this 21st day of November, A. D. 1947
between Arclair Wells and Flossie H. Wells, his wife

of the County of Leon, in the State of Florida

part us of the first part, and George J. Gray and Cavilla D. Gray, his wife, Jacob L. Gray and Newell M. Gray, his wife, Nellie D. Dozier, widow and Daisy Bledwood, widow
whose permanent address is Tallahassee

of the County of Leon, in the State of Florida

part us of the second part:

WITNESSETH;



That the said part us of the first part, for and in consideration of the sum of

Ten + 00/100 Dollars

to them in hand paid by the said part us of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said part us of the second part, their heirs and assigns forever, the following described real estate, situate, lying and being in the County

of Leon, in the State of Florida, to-wit: Lots 1 to 20 incl Block E, Lots 5 to 17 incl Block D, Lots 1, 2, 3 + 4 Block F of Unit No 2 of Wellswood subdivision, Located in the N 1/2 of SE 1/4 of Section 13, Twp 17 N Range 1 West as per plat recorded in Plat Book 3, Page 85 of the Public records of Leon County, Subject to Restrictive Co-venants as follows:

- (1) said property shall be used for residential purposes only, limited to one residential building and garage, either attached or detached to residential building.
 - (2) no lot shall ever be conveyed, mortgaged or otherwise encumbered to a person of negro blood.
 - (3) no residence shall be erected nearer than 40 feet from the street which residence faces.
 - (4) no residence building with a cost of less than five thousand dollars shall be permitted on any lot. The ground floor area of the main structure exclusive of one story open porches, but including attached garage, shall be not less than twelve hundred square feet for a one story structure, and not less than eight hundred square feet in case of a two story structure.
- This conveyance is made, executed and delivered subject to conditions, restrictions and limitations common to the neighborhood to any easements for public utilities

And the said part us 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.

IN WITNESS WHEREOF, The said part us of the first part have hereunto set their

hand s. and seal s., the date and year first above written.

Signed, sealed and delivered in the presence of



Maye Peabody
Bonnie Sheffer

Flossie H. Wells (L. S.)
Arclair H. Wells (L. S.)

STATE OF FLORIDA,
COUNTY OF LEON,

On this 28th day of November, A. D. 1951, before me personally appeared Suzanne Wells and Flora H. Wells his wife, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned, and the said Flora H. Wells the wife of the said Suzanne Wells, on an examination taken and made separately and apart from her said husband, did acknowledge that she executed said deed for the purpose of renouncing and relinquishing her dower or right of dower in and to the lands, tenements and hereditaments therein described, and thereby granted and released; and that such execution of said deed and relinquishment or renunciation of dower is made by her freely and voluntarily, and without any compulsion, constraint, apprehension or fear of or from her said husband.



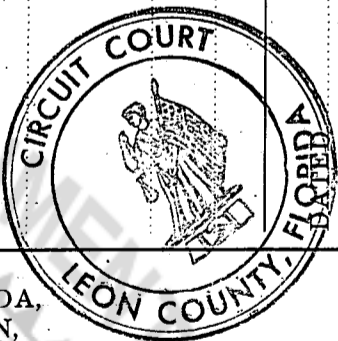
WITNESS my hand and official seal the date and year above written.

Helen Pugh

Notary Public, State of Florida at large
My commission expires Mar. 9, 1953.
Bonded by American Surety Co. of N. Y.

WARRANTY DEED

NO. 31436 FILED
RECORDED IN THE PUBLIC
RECORDS OF LEON CO., FLA.
IN THE BOOK AND PAGE NO.
Nov 29 2 16 PM '51
AT THE TIME AND DATE NOTED
GEO. G. CRAWFORD
CLERK OF CIRCUIT COURT



194
Filed for record in the office of the
Clerk of the Circuit Court for the County
of Leon, State of Florida, on the
day of _____, A. D. 1951
and recorded in Deed Book _____
on page _____ and the record
verified.



17.45
7.50 69
8.25 45
17.45

111 No. Monroe St.
P. O. Box 1, Jr.

STATE OF FLORIDA,
COUNTY OF LEON,

BE IT REMEMBERED, That on this _____ day of _____, A. D., 1951 the foregoing instrument of writing was presented for record to the subscriber, the Clerk of the Circuit Court in and for the County aforesaid, and the same being properly authenticated, I have duly recorded same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court the day and year above mentioned.

GEO. G. CRAWFORD Clerk