

The Tax Roll is compiled by the Legal Descriptions as recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents. Parcel ID numbers are for the certified year only.

**Parcel Information**

Parcel ID : 320615 B0050  
 Parent Parcel: N/A  
 Owner(s) : FERICK ROBERT  
 FERICK JUNE  
 6363 WEEPING WILLOW WAY  
 TALLAHASSEE FL 32311

Location : 6363 WEEPING WILLOW WAY  
 Legal : WINDWOOD HILLS UNREC  
 6 1S 2E 3 A  
 LOT 5 BLOCK B  
 OR 949/1755

**Sales Information**

Date	Price	Book	Page	Imp/Vac	Instrument Type
01/1980	\$66,900.00	0949	1755	I	WARRANTY DEED
01/1978	\$15,800.00	0898	1201	V	WARRANTY DEED

*CCR*

All information provided by this online Internet resource is subject to verification by the Leon County Property Appraiser office. The Parcel and Sale Information is updated daily.

**2010 Certified Property Value**

Taxing Authority	Rate	Market	Assessed	Exempt	Taxable
County	7.85	\$177,172.00	\$125,247.00	\$50,000.00	\$75,247.00
MSTU -EMS	0.5	\$177,172.00	\$125,247.00	\$50,000.00	\$75,247.00
School - State Law	5.536	\$177,172.00	\$125,247.00	\$25,000.00	\$100,247.00
School - Local board	2.498	\$177,172.00	\$125,247.00	\$25,000.00	\$100,247.00
City	3.7	\$177,172.00	\$125,247.00	\$50,000.00	\$75,247.00
Water Management	.045	\$177,172.00	\$125,247.00	\$50,000.00	\$75,247.00

Building Value: \$123,172.00      Land Value: \$54,000.00      SOH Differential: \$51,925.00

**2010 Building Information**

Property Use :0100 - Single Family Residential

Actual Year Built	Base SQ Ft	Auxiliary SQ Ft	Millage Code	Classified Use	Number of Buildings
1979	1678	724	2	0	1

WARRANTY DEED

THIS INDENTURE, made this 22 day of May, 1978,  
between JAMES R. HANCOCK and MATTIE L. HANCOCK, his wife, parties  
of the first part, and WILLARD EARL MITCHELL and MARY HELEN MITCHELL,  
his wife, of 708 Willow Way, Tallahassee, Florida, parties of the  
second part:

W I T N E S S E T H

That the said parties of the first part, for and in  
consideration of the sum of \$10.00 and other valuable consideration,  
to them and 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 Leon  
County, Florida, to-wit:

See attached Exhibit A for legal description.

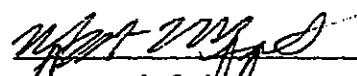

This conveyance is made subject to the restrictive  
covenants as shown under attached Exhibit B.

This conveyance is also subject to easements,  
restrictions, limitations and conditions of record  
if any now exist, but any such interests that  
may have been terminated are not hereby re-imposed,  
and subject also to applicable zoning ordinances  
and taxes.

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.

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

Signed, sealed and delivered  
in our presence as witnesses:

AS TO BOTH

  
JAMES R. HANCOCK (SEAL)

  
MATTIE L. HANCOCK (SEAL)

427145  
RECORDED IN THE PUBLIC  
RECORDS OF LEON CO. FLA.  
IN THE BOOK & PAGE NO.  
HW 31 1 29 PM 1978  
AT THE TIME THIS NOTE  
WAS FILED, THE FIELD  
OFFICE OF CLERK OF COURT

STATE OF FLORIDA  
COUNTY OF LEON

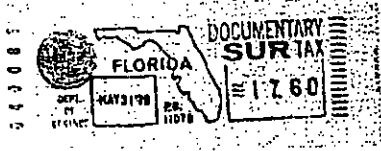
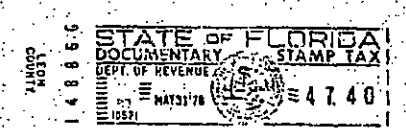
I HEREBY CERTIFY, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared JAMES R. HANCOCK and MATTIE L. HANCOCK to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of May, 1979.

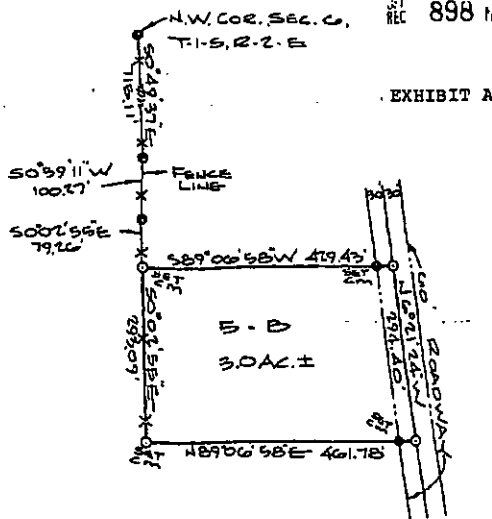
*Donut S. [Signature]*  
NOTARY PUBLIC

My Commission Expires

*10/14/80*



THIS INSTRUMENT PREPARED BY:  
William H. Sapp  
325 John Knox Road, F-154  
Tallahassee, Florida 32303

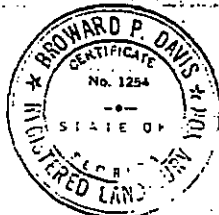


I hereby certify that this is a true and accurate representation of the following described property to the best of my knowledge and belief:

Commence at a concrete monument marking the Northwest corner of Section 6, Township 1 South, Range 2 East, Leon County, Florida, and run thence South 00 degrees 49 minutes 37 seconds East along a fence line 715.11 feet, thence South 00 degrees 39 minutes 11 seconds West along said fence line 100.27 feet, thence South 00 degrees 02 minutes 55 seconds East along said fence line 79.26 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 02 minutes 55 seconds East along said fence line 293.09 feet, thence North 89 degrees 05 minutes 58 seconds East 461.78 feet to the centerline of a 60.0 foot roadway, thence North 06 degrees 21 minutes 24 seconds West along said centerline 294.40 feet, thence South 89 degrees 06 minutes 58 seconds West 429.43 feet to the POINT OF BEGINNING; containing 3.0 acres, more or less.

The Easterly 30.0 feet of the above described property being subject to a roadway easement.

*Bronard P. Davis*  
 BRONARD P. DAVIS  
 Registered Florida Land Surveyor, No. 1254



4-26-76 SURVEY OF PROPERTY FOR  
 WINDWOOD HILLS

1. A lot shall be known and described as a residential lot with one single family dwelling. No structure shall be erected, altered, placed or permitted to remain on the lot other than a single family dwelling of no more than two stories in height together with necessary outbuildings such as a garage or utility house used in conjunction therewith.

2. No building shall be erected, placed or altered on a lot until the building plans, specifications and plot plans showing the location of such building have been approved in writing as to external design and as to location of the building with respect to topography and finished grade elevation by the architectural control committee of the WINDWOOD HILLS HOME OWNERS ASSOCIATION, INC. In the event the committee or its designated representative fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted, and if no suit to enjoin the erection of such building or the making of such alterations has been instituted by any one affected by these covenants prior to the completion thereof, such approval shall not be required and this covenant and those hereafter concerning the residence will be deemed to have been fully complied with.

Neither the committee nor its designated representative shall be entitled to any compensation for services. The powers and duties of such committee and of its designated representative shall continue as long as these covenants are binding. Thereafter, the approval described in this covenant shall not be required unless prior to said date a written instrument shall be executed by the then recorded owners of a majority of the lots in this subdivision and duly recorded appointing a representative or representatives who shall thereafter exercise the same powers and privileges exercised by said committee for a term of years not exceeding twenty (20).

3. A lot or parcel may be subdivided into two or more lots or parcels so long as no lot or parcel into which said lot or parcel is subdivided is less than one and one-half acres (1.5 acres).

4. No building of any kind shall be located upon a lot nearer than sixty (60) feet from the road lot line, nor twenty-five (25) feet from the side lot lines and back lot line as shown on the plat. Windwood Hills, Inc. reserves the right to waive minor building line violations.

5. No noxious or offensive trade or activity shall be carried on upon a lot nor shall anything be done which may be or become an annoyance or a nuisance to the neighborhood. Particularly prevented by this provision shall be the parking of large vehicles such as school buses on any street in the subdivision.

6. No trailer, basement, tent, shack, garage, barn or other outbuilding shall be constructed as a temporary or permanent residence on this lot, nor shall such buildings with the exception of approved out-buildings, be allowed on this lot.

7. Any residence erected on a lot shall contain at least one thousand three hundred fifty (1,350) square feet of heated area exclusive of open porches and garages. No two or one and one-half story building shall be erected unless the ground floor of said building shall contain at least nine hundred (900) square feet of heated area exclusive of porches and garages.

8. Except as provided herein, no animals shall be kept on a lot except house pets such as cats or dogs. Horses may be kept on any lot which is two (2) acres and over in such a manner as the Windwood Hills Home Owners Association shall approve.

9. All structures for any use on this lot must comply with all State and County sanitary laws, rules and regulations.

10. All construction material of any residence on said lot must be approved by the architectural control committee.

11. No barbed wire shall be placed in front of a lot and no bamboo shall be allowed on a lot.

12. All lot owners shall belong to the Home Owners Association and may be assessed by said Association no less than \$10.00 or nor more than \$100.00 per year to maintain common areas, roads, and for miscellaneous expenses. Any assessment delinquent more than a year shall become a lien on the property in favor of the Home Owners Association. This lien shall be subordinate to any first mortgage now or hereafter existing on any lot and placed thereon for the purposes of constructing and financing a residence, and also subordinate to any purchase money mortgage. There shall be two classes of voting rights.

(a) Class A - All owners, or holders of leasehold interests in excess of one year, except the developer, Windwood Hills, Inc., or its successor, shall have a right to cast one vote per lot.

(b) Class B - The developer shall have two votes per lot in which it holds an interest. This Class B shall cease when the total votes outstanding in Class A equals Class B, and thereafter every lot shall have one vote.

13. All lots shall be subject to a roadway and utilities easement in favor of the Home Owners Association for the ingress and egress, use and benefit of all lot owners as per that conveyance of an easement recorded in Official Records Book 780, at page 514. If the roadways are dedicated to the public by the Home Owners Association, then all lot owners will be required to deed in fee simple the necessary land (not over forty (40) feet) in order to satisfy any governmental requirements for paving of the roads.

14. Houses on water front lots shall be no less than fifty (50) feet from the high water level.

15. All docks must be approved by the architectural control committee and no lot owners shall refuse to allow the clearing of the water on this land, including dredging if necessary.

16. No sign of any kind shall be displayed to the public on any lot except one professional sign of not more than one square foot, and one sign of not more than five square feet advertising the property for sale or rent or sign used by the builder to advertise the property during the construction and sales periods.

17. Any of the foregoing requirements can be waived by the Home Owners Association provided the waiver so granted is in writing and is to the best interest of the subdivision.