

Prepared By and Return To:  
Deas Bullard Properties  
672 East Duval Street  
Lake City, Florida 32055

### WARRANTY DEED

**This Warranty Deed** made this 27th day of August 2003 by DEAS BULLARD PROPERTIES, a Florida general partnership, hereinafter referred to as Grantor to RONNIE L. MUNSON AND CHYRLE L. MUNSON, his wife whose post office address is 2001 Saddlebrook Drive, Pensacola, Florida 32526-3991, hereinafter referred to as the Grantee.

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida.

**SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**Parcel Identification Number: 31-5s-16-03744-099**

together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

N.B.: The purpose of this Warranty Deed is to fulfill the terms and conditions of that certain Contract For Deed dated July 1, 1996, recorded July 18, 1996, in Official Records Book 825, Page 594, Public Records of Columbia County, Florida. Documentary stamps were paid at that time of recording.

**SUBJECT TO:** Restrictions, easements and outstanding mineral rights of record, if any.

To Have and to Hold, the same in fee simple forever.  
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple: that the grantor has good right and lawful authority to sell and convey said land: that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except as noted above and taxes accruing subsequent to December 31, 2002.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

DEAS BULLARD PROPERTIES, a Florida  
general partnership

Connie B. Roberts  
Witness: Connie B. Roberts

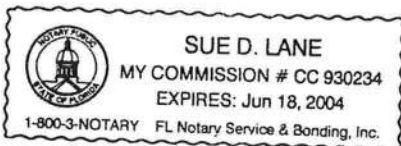
Audrey S. Bullard L.S.  
Audrey S. Bullard, General Partner

Sue D. Lane  
Witness: Sue D. Lane

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Audrey S. Bullard, Partner on behalf of Deas Bullard Properties, a Florida general partnership, who is personally known to me and who executed before me the foregoing deed and acknowledged before me that she executed the same.

WITNESSES my hand and official seal in the County and State last aforesaid this 27th day of August 2003.



Sue D. Lane  
Sue D. Lane  
Notary Public, State of Florida

SCHEDULE "A"

Pine Acres, an unrecorded subdivision in Section 31, Township 5 South, Range 16 East, Columbia County, Florida.

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 00°24'47" W ALONG THE WEST LINE OF SAID SECTION 31, 94.49 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 00°24'47" W ALONG SAID WEST LINE, 1127.09 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ICHTUCKNEE ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF FAULKNER ROAD, THENCE S 34°59'47" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FAULKNER ROAD, 1364.53 FEET, THENCE S 89°18'56" W, 774.52 FEET TO THE POINT OF BEGINNING, CONTAINING 10.02 ACRES, MORE OR LESS.

DEED RESTRICTIONS

For a period of twenty years from date hereof, no junk of any kind or description, including junk automobiles, junk electrical appliances, or worn out or discarded machinery, can be kept or placed upon this property.

No campers, motor homes, tents, buses, or similar type temporary housing may be occupied as a permanent residence. Mobile homes may not be placed on this property solely for rental purposes.

No defacement of property, such as a borrow pit, is allowed.

Swine are not allowed.

The developer may waive any of these restrictions for sufficient cause and good reason, provided the land owners of adjacent lots give their consent.

These restrictions terminate after 20 years unless approved in writing unanimously by the owners within the subdivision to extend for another 20 years.