

OFF REC 988 PAGE 2216

This Indenture, Made this 19th day of March, A. D. 19 81 .

Between Charles H. Bradshaw; James K. Dobbs, Jr. and John Hull Dobbs, as trustees for James K. Dobbs, Jr; John Hull Dobbs; and Stephen C. O'Connell

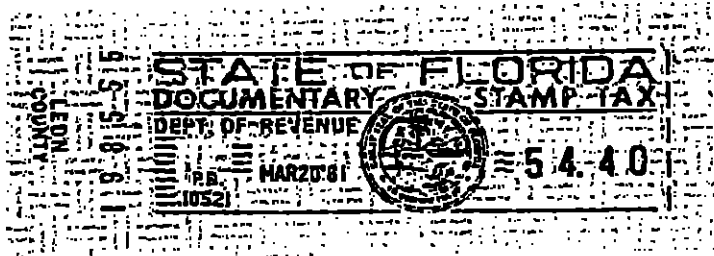
of the County of Leon and State of Florida
parties of the first part, and Ray E. Williams
whose mailing address is 925 E. Magnolia Avenue, Apt J 5, Tallahassee, Florida 32301

of the County of Leon and State of Florida

party of the second part, Witnesseth, that the said parties of the first part, for and in consideration of the sum of ten (\$10.00) Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Leon and State of Florida, more particularly described as follows:

Lot 7, Block A, Turkey Roost Farms (unrecorded)
as described in Schedule A attached hereto.

This conveyance is subject to a perpetual easement over, through and across the South 30 feet of the above described lands, and subject to the covenants and restrictions set forth in Schedule B attached hereto.



535421
RECORDED IN THE PUBLIC
RECORDS OF LEON CO FLA
MAR 20 2 41 PM 1981
AT THE CLERK'S OFFICE
PAUL H. WATKINS, JR.
CLERK OF CIRCUIT COURT

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: **To Have and to Hold** the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they lawfully seized of the said premises, that they are free from all encumbrances and that they have good right and lawful authority to sell the same; 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 hand s and seal s the day and year above written.

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

Charles H. Bradshaw; James K. Dobbs, Jr. and John Hull Dobbs, as trustees for James K. Dobbs, Jr.; and John Hull Dobbs

By: *[Signature]*
Their Attorney In Fact
[Signature]
Stephen C. O'Connell, Individually

This Instrument prepared by:

Address Stephen C. O'Connell
P. O. Box 5017
Tallahassee, Florida 32301

State of Florida
County of Leon

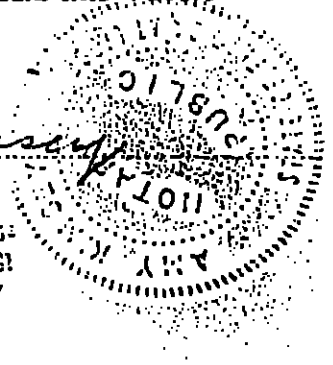
I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Stephen C. O'Connell
to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19th day of March, A. D. 19 81.

Amy Kissinger
Notary Public,
My commission expires
Notary Public, State of Florida at Large
My Commission Expires Dec. 26, 1981
Bonded By American Fire & Casualty Company

12-26-81



Warranty Deed

RANCO FORM 4

To

Date

Abstract of Description

(CA)



SCHEDULE "A"



John W. DuBose, PLS

CONSULTING SURVEYOR

OFF REC 988 PAGE 2218

P.O. BOX 3360, TALLAHASSEE, FLORIDA 32303
904/222-0740 877-8245 385-4324

LOT 7, BLOCK "A", TURKEY ROOST FARMS (UNRECORDED)

From the Northwest corner of Section 24, Township 1 North, Range 2 East, Leon County, Florida, run South 00 degrees 02 minutes 51 seconds West 129.9 feet; thence North 89 degrees 54 minutes 51 seconds East 67.98 feet to a point on the East right of way boundary of Baum Road (C.R.No. 364); thence South 00 degrees 05 minutes 51 seconds East along said right of way boundary 728.22 feet; thence North 89 degrees 54 minutes 51 seconds East 1312.00 feet; thence North 76 degrees 46 minutes 05 seconds East 519.31 feet; thence North 89 degrees 54 minutes 51 seconds East 1030.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 54 minutes 51 seconds East 630.00 feet; thence North 00 degrees 05 minutes 21 seconds East 320.00 feet; thence South 89 degrees 54 minutes 51 seconds West 630.00 feet; thence South 00 degrees 05 minutes 21 seconds West 320.00 feet to the POINT OF BEGINNING; containing 4.63 acres, more or less.

SUBJECT to a perpetual easement over, through and across the South 30 feet thereof. Said easement is to run with the land.

Description written by

John W. DuBose,
Professional Land Surveyor
State Registration No. 2896
February 16, 1981



ENVIRONMENTAL AND LAND CONSULTING / COASTAL HYDROGRAPHIC STUDIES / GOVERNMENTAL LIASON

RESTRICTIONS - TURKEY ROOST FARMS

By acceptance of this Deed, the parties hereto agree that the covenants and restrictions on the above described land shall be:

1. A right of way for road purposes and public utilities upon and across the South thirty feet of the lands above described, which road right of way shall be for the common use of purchaser and other owners of land in the North one half (N1/2) of Section 24, Township 1 North, Range 2 East, and the West one half (W1/2) of the Northwest quarter of Section 19, Township 1 North, Range 3 East, Leon County, Florida, and for utilities serving the owners of said lands.

2. Applicable laws and regulations of governmental bodies.

3. The following covenants and use restrictions which are to run with the land and continue in force and effect until January 1, 1995, as follows, to-wit:

a. The tract of land herein described shall be used for residential purposes only. No structure shall be erected, placed or permitted to remain on said land other than single-family residences together with related detached structures. No more than one residence shall be located on any two-acre parcel of said lands. Mobile homes may be placed on said lands but must be removed prior to December 31, 1984, unless the time be extended by a majority vote of the land owners in the N1/2 of Section 24, Township 1 North, Range 2 East, commonly known as Turkey Roost Farms. Mobile homes must be kept in a good state of repair, maintenance and appearance, and shall have skirting on all sides.

b. No building or structure shall be located within 75 feet of any North or South boundary line, or within 50 feet of any East or West boundary line.

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

d. Animals, livestock, other than swine, may be raised, bred or kept on these lands for use of the occupants, but not for commercial production or sale.

e. Invalidity of any of these covenants by judgment or court order shall in no-wise affect any of the other provisions.

f. Any violation or attempted violation of the foregoing covenants may be enjoined by any property owner who may be adversely affected thereby; and in such suit, damages may be claimed for any depreciation in land values to other lands caused by the violation or attempted violation of any of the aforesaid restrictive covenants.

