

THIS INSTRUMENT PREPARED BY AND RETURN TO:

T. Smith
Stonewall Title Group, LLC
100 North Spring Street, Suite 1
Pensacola, Florida 32502

Property Appraisers Parcel Identification (Folio) Numbers:
021N280000078000000

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **6th** day of **August**, A.D. 2004 by **TERRY G. WILCOX** and **BARBARA J. WILCOX**, husband and wife, herein called the grantors, to **BUYERS & SELLERS COMPLETE REALTY, LLC, A FLORIDA LIMITED LIABILITY CO.** whose post office address is **900 EAST CROSS STREET, PENSACOLA, FLORIDA 32503**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in SANTA ROSA County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities, and easements, restrictions and reservations of record and to taxes for the current year and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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 taxes accruing subsequent to December 31, 2003.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]

Witness #1 Signature

[Signature]

Witness #1 Printed Name

[Signature]

Witness #2 Signature

[Signature]

Witness #2 Printed Name

[Signature] v.s. [Signature]

TERRY G. WILCOX

P. O. BOX 3770, MILTON, FLORIDA 32572

as his Attorney in fact

[Signature] v.s. [Signature]

BARBARA J. WILCOX

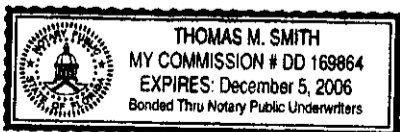
P. O. BOX 3770, MILTON, FLORIDA 32572

as her attorney in fact

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of August, 2004, by Demetrio T. Jalomo, as the attorney in fact for Terry G. Wilcox and Barbara J. Wilcox, who is () personally known to me, or (X) who has produced Drivers License as identification and who did take an oath.



[NOTARY SEAL]

[Signature]

[type/print name below signature]

NOTARY PUBLIC

My Commission Expires: _____

Commission No.: _____

EXHIBIT "A"

Commence at the Southwest corner of Southeast Quarter of the Northeast Quarter of Section 2, Township 1 North, Range 28 West, Santa Rosa County, Florida; thence run Northerly along the West line of said Forty Acre Tract for 795 feet; thence run Easterly for 495 feet; thence run Southerly for 6.47 feet to the Southerly Right-of-Way line of U.S. Highway 90 (80' R/W) and the Point of Beginning; thence Continue Southerly for 338.53 feet; thence Easterly with an interior angle of $90^{\circ}43'21''$ East for 95.00 feet; thence Northerly with an interior angle of $89^{\circ}14'25''$ for 366.19 feet to the Southerly Right-of-Way of U.S. Highway 90; thence along the said Southerly right-of-way of U.S. Highway 90 with an interior angle of $74^{\circ}25'39''$ for 98.38 feet to the Point of Beginning. The above described parcel contains 0.768 acres more or less.

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STATE OF FLORIDA
COUNTY OF SANTA ROSA

**ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 95-05, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAY NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 95-05 requires this disclosure be attached along with other attachments to the deed, or other method of conveyance required to be made a part of the Public Records of Santa Rosa County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

NAME OF ROADWAY: 7339 HIGHWAY 90

LEGAL ADDRESS OF PROPERTY: 7339 HIGHWAY 90, MILTON, FLORIDA 32583

THE COUNTY: HAS ACCEPTED
 HAS NOT ACCEPTED
THE ABUTTING ROADWAY FOR: DIRT
 PAVED MAINTENANCE.

SELLER(S):

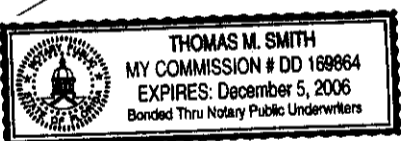
Terry G. Wilcox By [Signature] (SEAL)
TERRY G. WILCOX
as his attorney in fact

Barbara J. Wilcox By [Signature] (SEAL)
BARBARA J. WILCOX
as her attorney in fact

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on August 6th, 2004 by ~~TERRY G. WILCOX and BARBARA J. WILCOX~~, who () is/are personally known to me, or () has/have shown me drivers license as identification.

[Signature]
NOTARY PUBLIC



[NOTARY SEAL]

BUYER(S):

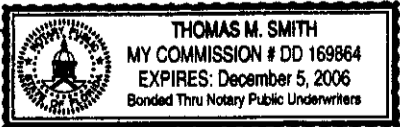
[Signature] (SEAL)
BUYERS & SELLERS COMPLETE REALTY, LLC

_____ (SEAL)

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on August 6th, 2004 by BUYERS & SELLERS COMPLETE REALTY, LLC, who () is/are personally known to me, or () has/have shown me drivers license as identification.

[Signature]
NOTARY PUBLIC



[NOTARY SEAL]



John Bush
Governor

John O. Agwunobi, M.D., M.B.A.
Secretary

Date: August 5, 2004

Property ID #02-1N-28-0000-07800-0000

Name: Clifford Thompson
Address: 4125 Plant Avenue - Pace

Re: Terry & Barbara Wilcox
7339 Highway 90 - Milton

Dear Cliff:

An inspection of the OSTDS on the above referenced property was performed by Thompson's Septic - on - August 4, 2004.

Based on the information provided to the Santa Rosa County Health Department, the system is extremely smaller than current code requires for the residence. The tank does not have a bottom and is not water tight and will have to be replaced in the event of a repair. The inspector did not locate any previous failure indicators or ponding in the drainfield, but noted that the residence was vacant at the time of inspection. At the time of inspection the system appeared to be operational and no sanitary nuisance currently exist. However, due to the size and condition of the system, a repair is recommended by the department. Please obtain all permits prior to construction.

This letter does not imply that the OSTDS system will perform satisfactorily for a specific period of time but for informational purposes only and no action is required at this time.

If we can be of further assistance, please do not hesitate to call us at 850/983-5275.

Sincerely,

Raymond E. Lay
Environmental Supervisor
Santa Rosa County Health Department

SANTA ROSA COUNTY HEALTH DEPARTMENT • P O BOX 929 • MILTON, FLORIDA 32572-4375
ENVIRONMENTAL HEALTH
Phone: (850) 983-5275 • SunCom 689-5275 • FAX (850) 983-5278 • SunCom 689-5278

COPIY