

UNRECORDED

..... Reserved for Recording Information

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

**WARRANTY DEED**

This Warranty Deed, made as of the date set forth below, by **CHARLES H. BODAMER**, as the **unremarried widower of Betty T. Bodamer**, whose mailing address is 7031 Pine Blossom Road, Milton, Florida 32570, Grantor, and **CHARLES H. BODAMER as Trustee of the Bodamer Living Trust dated February 14, 2007**, Grantee, whose mailing address is 7031 Pine Blossom Road, Milton, Florida 32570.

**WITNESSETH THAT:**

For and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid by Grantee to Grantor at or before the execution, sealing and delivery hereof, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, Grantors have and do hereby grant, bargain, sell, and convey unto Grantee, her successors and assigns, all of Grantor's interest in and to that certain tract or parcel of real property lying and being in Santa Rosa, Florida, to-wit:

See Exhibit "A" attached hereto;

hereinafter referred to as the "Property."

SUBJECT TO zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or contained in any other instrument recorded in the public records; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current and subsequent years.

This deed prepared without the benefit of title insurance and the preparer herein makes no guarantee as to title.

TOGETHER WITH all appurtenances, privileges, rights, interest, dower, reversions, remainders and easements thereunto appertaining;

**TO HAVE AND TO HOLD**, the Property, together with any and all of the rights, members and appurtenances thereto to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

Grantor covenants that he is well seized of an indefeasible estate in fee simple in the said property, and have a good right to convey the same; that the property is free of liens or encumbrances, and that his heirs, administrators, executors, successors and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend.

RECORDED

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 13 day of August, 2007.

Signed, sealed and delivered in the presence of:

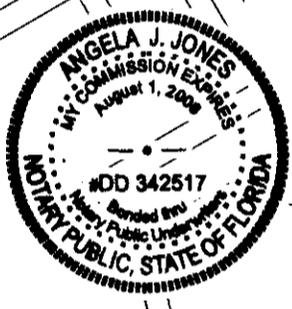
Witness: Sheila T. Taylor

Charles H. Bodamer  
CHARLES H. BODAMER

Witness: Angela J. Jones

STATE OF FLORIDA  
COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 13 day of August, 2007, by Charles H. Bodamer, who  is personally known to me or  has produced \_\_\_\_\_ as identification.



Angela J. Jones  
Notary Public:

This instrument prepared by:  
Angela J. Jones, Esquire  
Locklin & Jones P.A.  
6460 Justice Avenue  
Milton, Florida 32570  
(850) 623-2500

COPIES  
COPY

02-1N-28-0000-02201-0000

Commencing at the Northeast corner of Section 2, Township 1 North, Range 28 West, Santa Rosa County, thence South along the East line of said section 688 feet, thence West a distance of 64.75 feet to the Point of Beginning; thence continue West 100 feet, thence South 0° 28' 20" East a distance of 50 feet to a road, thence Easterly along said right of way 100.00 feet, more or less to a point South 0° 28' 20" East a distance of 50 feet from the point of beginning, thence North 0° 28' 20" West a distance of 50 feet, to the point of beginning, all being in Santa Rosa County, Florida

04-1N-26-0000-01800-0000

A parcel of land in Government Lot 2, Section 4, Township 1 North, Range 26 West, Santa Rosa County, Florida, described as follows: Commence at the Northeast corner of said Government Lot 2, and run West along North boundary line of said Lot 2 a distance of 418 feet, thence South parallel to the East boundary line of said Lot 2 a distance of 520 feet to the Point of Beginning, thence run West parallel to the North boundary line of Lot 2 a distance of 80 feet, thence South parallel to the East boundary line of said Lot 2 a distance of 80 feet, thence run East parallel to the North boundary line of Lot 2 a distance of 80 feet, thence run North parallel to the East boundary line of Lot 2 a distance of 80 feet to the Point of Beginning.

18-1N-27-0000-01700-0000

Begin 310 feet North of the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 18, Township 1 North, Range 27 West, thence West 110 feet, thence North 65 feet, thence East 110 feet, thence South 65 feet to Point of Beginning.

10-1N-28-0870-00C00-0021

All that portion of lots 2 and 3 of Block 6 of the Davidson Tract in Section 10, Township 1 north, Range 28 west, described as follows: Begin at a point 39 feet west of the northeast corner of said lot 2; thence southerly 224 feet; thence westerly 58 feet; thence northerly 231 feet; thence easterly 38 feet to point of beginning.

22-1N-28-1655-00000-0240

LOT 24, HAPPY ACRES SUBDIVISION, ACCORDING TO OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 159, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FL. LESS ALL MINERAL RIGHTS.

COPY

40-1N-28-0090-22600-0190

LOTS 19 & 20, BLOCK 226, PART "A", AVALON BEACH SUBDIVISION, ACCORDING TO OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGES 1-10, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FL.

40-1N-28-0090-41100-0240

LOT 24, BLOCK 411, "PART A", AVALON BEACH SUBDIVISION, ACCORDING TO OFFICIAL PLAT THEREOF, RECORDED IN PLAT BOOK "A", PAGES 1-10, INCLUSIVE, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FL.

40-1N-28-0090-54200-0190

LOT 19, BLOCK 542, AVALON BEACH SUBDIVISION, ACCORDING TO OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGES 1-10, INCLUSIVE, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FL.

40-1N-28-0090-55500-0090

Lots 9, 10, 11 and 12; Block 555, "Part A", Avalon Beach Subdivision, per plat of said subdivision as recorded in Plat Book "A", at pages 1 to 10, inclusive, of the Public Records of Santa Rosa County, Florida.

40-1N-28-0090-69900-0200

N/2 OF LOT 20 & LOT 21, BLOCK 699, AVALON BEACH SUBDIVISION, ACCORDING TO OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGES 1-10, INCLUSIVE, OF THE PUBLIC RECORDS OF SANTA ROSA COUNTY, FL.

40-1N-28-0090-70700-0010

Lots 1, 2, 3, 4 & 5, Block 707, Part "A", Avalon Beach Subdivision per plat of said subdivision as recorded in Plat Book "A", pages 1 to 10, inclusive, of the Public Records of Santa Rosa County, Florida.

20-2N-28-0000-00501-0000

Commence at the SE corner of the E $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 20, Township 2 North, Range 28 West, thence go N along the E line of Section 20, Township 2 North, Range 28 West, a distance of 946 ft. for a P.O.B., thence continue N a distance of 374 ft. (I.P.) thence go W at right angles a distance of 580 feet, thence go S at right angles a distance of 374 ft., thence go E at right angles a distance of 580 ft. to the P.O.B., a total of 4.98 acres, more or less.

LESS AND EXCEPT All of the Woodlands Subdivision as recorded in Plat Book C at Page 182 of the public records of Santa Rosa County, Florida.

COPY

21-2N-28-0000-04700-0000

Commence at the Southwest corner of the Northwest one quarter of Section 21, Township 2 North, Range 28 West, Santa Rosa County, Florida; thence go North along the West line of said Northwest one quarter for a distance of 726.00 feet to the point of beginning; thence continue North for a distance of 594.00 feet; thence deflect 89 degrees 00 minutes 13 seconds to the right and go for a distance of 49.81 feet to the West right of way line of Kembro Road; thence deflect 90 degrees 35 minutes 33 seconds to the right and go along said right of way for a distance of 593.96 feet; thence deflect 90 degrees 35 minutes 33 seconds to the right and go for a distance of 54.00 feet to the point of beginning.

LESS & EXCEPT THAT PORTION OF THE WOODLANDS LYING IN SECTION 21, & LESS O.R. 1141, PAGE 460

21-4N-28-0000-00208-0000

Section 21; commence at the Southwest corner of the Southeast quarter of the Southeast quarter of Section 21, Township 4 North, Range 28 West, Santa Rosa County, Florida; thence go east along the south line of the Southeast quarter of the Southeast quarter of said Section 21 for 303.25 feet; thence deflect left 90 degrees and go 25.0 feet to the point of beginning; thence continue along same line for 305.53 feet; thence deflect right 90 degrees and go 303.24 feet; thence deflect right 90 degrees and go 304.53 feet; thence deflect right 90 degrees and go 303.24 feet back to the point of beginning;

35-1N-29-0000-00304-0000

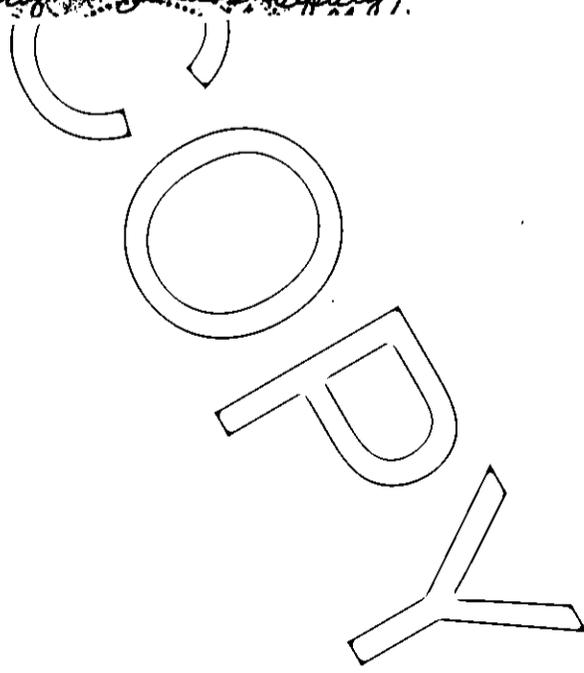
That portion of Section 35, Township 1 North, Range 29 West, Santa Rosa County, Florida, described as follows: Begin at the intersection of the Northerly right of way line of Mulat Road (S.R. 191-A, 100' R/W) and the Westerly Right of Way of the Easterly L & N Railroad Spur Line to American Cyanamide; thence run Northwesterly along said Westerly L & N Railroad R/W line on a curve concave to the Northeast to a point of cusp at the Point of Intersection with the Easterly right of way of the Westerly L & N Railroad Spur line, thence run Southerly along said Easterly L & N Railroad R/W line on a curve concave to the West to the Point of Intersection with the Northerly right of way line of Mulat Road (S.R. 191-A, 100' R/W), thence run N64°15'39"E along said Northerly right of way line for 378 feet more or less to the Point of Beginning, containing 1.0 acres, more or less.

Less all mineral rights.

12-2S-27-0000-01341-0000

That portion of Government Lot 2, Section 12, Township 2 South, Range 27 West, Santa Rosa County, Florida; described as follows: Commencing at the Southeast corner of said Government Lot 2, thence North 89°02'52" West along the South line thereof a distance of 543.82 feet; thence North 0°55'04" East a distance of 21.52 feet to the North right of way line of State Road #399 (100 R/W); thence continue same course a distance of 1295.00 feet to the Point of Beginning; thence continue same course a distance of 85.00 feet; thence North 88°58'15" West a distance of 115.00 feet; thence South 0°55'04" South a distance of 85.00 feet; thence South 88°58'15" East a distance of 115.00 feet to the Point of Beginning. DEED BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN O.R. 1346 PG 1224.

*William M. McCallan,*  
*Clerk of County* (SEAL)  
*Clerk of Circuit Court or County Comptroller*  
*by: Mary M. [Signature] Deputy*



28-2N-28-1970-00000-0070

That portion of Lot 9 of Jim Sunday Subdivision, recorded in Deed Book A-11 Page 493 of the Official Records of Santa Rosa County, Florida, described as follows: Commencing at the Southeast corner of Section 28, Township 2 North, Range 28 West, run thence  $N0^{\circ}31'53''E$  along the East line of said Section 28, a distance of 659.88 feet to an iron rod at the Northeast corner of said Lot 17 and the point of beginning of lands herein described: thence  $N0^{\circ}31'53''E$  along the East line of Lot 9, 624.58 feet, thence run  $N39^{\circ}22'15''W$  127.50 feet, thence  $S0^{\circ}31'53''W$  parallel with the East line of said Lot 9 a distance of 635.98 feet to a point on the South line of said Lot 9, thence  $N89^{\circ}59'49''E$  along the North line of Lot 17 a distance of 127.50 feet to the Point of Beginning.

LESS AND EXCEPT the South 575 feet.

09-4N-28-0000-00400-0000

The South 2263.14 feet of the East Half of the Southeast Quarter of Section 9, Township 4 North, Range 28 West, also described as Lots 5, 6, 7 and 8 of a subdivision of the East Half of the Northeast Quarter and the East Half of Southeast Quarter of said Section 9, Township 4 North, Range 28 West, as surveyed and platted by order of the Commissioners appointed by the Circuit Court which plat is recorded on Page 137 Book "F" Circuit Court Minute of Santa Rosa County, Florida.

Also The West 20 feet of Lot 4 running from the County Road to the North line of Lot 5 in the East Half of the East Half of Section 9, Township 4 North, Range 28 West for right of ingress and egress to the above described land.

40-1N-28-0090-41200-0070

LOT 7, BLOCK 412, PART A, AVALON BEACH SUBDIVISION, ACCORDING TO OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGES 1-10, INCLUSIVE, SANTA ROSA COUNTY, FLORIDA.

40-1N-28-0090-45200-0230

LOT 23, BLOCK 452, PART A, AVALON BEACH SUBDIVISION, ACCORDING TO OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGES 1-10, INCLUSIVE, SANTA ROSA COUNTY, FLORIDA.

COPY

07-2N-28-0000-00304-0000

Commence at the Southeast corner of Section 7, Township 2 North, Range 28 West, and run West 74.35 feet to an iron rod on the West line of Pine Blossom Road for point of beginning; thence run West 829.30 feet to an iron rod which is a point 1760 feet East of the Southwest corner of the Southeast Quarter of Section 7, thence North 990 feet to an iron rod; thence East to an iron rod on the West line of Pine Blossom Road; thence South along the West line of said road 990 feet to point of beginning, containing 18 acres, more or less.

Subject to a right of way easement described as follows: The North 50 feet of the South 545 feet of the East 832.67 feet of the West 2592.67 feet of the Southeast Quarter of Section 7, Township 2 North, Range 28 West, according to survey dated July 21, 1971, by J. W. Cook, surveyor.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Southeast corner of Section 7, Township 2 North, Range 28 West, thence North along the East line thereof 495.00 feet; thence West 27.93 feet, more or less, to an iron rod on the Westerly right of way line of Pine Blossom Road; thence North along said right of way line 495.00 feet to an iron rod, being the point of beginning; thence West 295 feet; thence South 148 feet; thence East 295 feet to the Westerly right of way line of Pine Blossom Road; thence North along said right of way line 148 feet to the point of beginning. Lying and being in Santa Rosa County, Florida.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 28 WEST, THENCE NORTH ALONG THE EAST LINE THEREOF 495.00 FEET; THENCE WEST 27.93 FEET, MORE OR LESS, TO AN IRON ROD ON THE WESTERLY RIGHT OF WAY LINE OF PINE BLOSSOM ROAD, BEING ALSO THE POINT OF BEGINNING; THENCE CONTINUE WEST 300.00 FEET; THENCE SOUTH 195 FEET; THENCE EAST 300 FEET TO SAID WESTERLY RIGHT OF WAY LINE, THENCE NORTH ALONG SAID WESTERLY RIGHT OF WAY LINE 195.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SANTA ROSA COUNTY, FLORIDA.

COPY

01-2S-27-0000-01234-0000

COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID SECTION FOR 544.00 FEET; THENCE S-00\*-00' W ALONG THE EAST LINE OF A 30.00' COUNTY ROAD FOR 1338.92' TO THE POINT OF BEGINNING; THENCE S-89\*-38' E FOR 136.00 FEET THENCE N-00\*-00' E FOR 107.45 FEET; THENCE S-89\*-38' E FOR 408.00 FEET; THENCE S-00\*-00' W FOR 244.90 FEET; THENCE N-89\*-38' W FOR 408.00 FEET; THENCE N 00\*-00' E FOR 107.45 FEET; THENCE N 89\*-38" W FOR 136.00 FEET; THENCE N-00\*-00' E FOR 30.00 TO THE POINT OF BEGINNING.

15-5N-28-0000-01002-0000

The East 726 feet of the Northeast Quarter of the Southeast Quarter, Section 15, Township 5 North, Range 28 West less the following portion thereof; Beginning at the Southeast corner of the Northeast Quarter of the Southeast Quarter; thence West along the South line thereof 144 feet for beginning of property herein deleted; thence North 186 feet; thence West 100 feet; thence South 67.8 feet; thence West 382 feet; thence North 86 feet; Thence West 100 feet; thence South 186 feet to the South line of said Northeast Quarter of the Southeast Quarter; thence East 726 feet to point of beginning, containing 20 acres, more or less herein conveyed. Said lands located in Santa Rosa County, Florida.

35-1N-29-0000-00702-0000

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 35 AND THE SOUTH LINE OF THE LOUISVILLE AND NASHVILLE RAILROAD RIGHT-OF-WAY (100 FOOT RIGHT-OF-WAY); THENCE SOUTH 57\* 18' WEST ALONG SAID RIGHT-OF-WAY 2,462.0 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTH; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY 14.0 FEET; THENCE SOUTH 32\* 42' EAST, 480.0 FEET; THENCE SOUTH 58\* 23' 30" WEST, 90 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 58\* 23' 30" WEST, 66.7 FEET FOR A POINT IN AN OLD FENCE LINE; THENCE SOUTH 0\* 57" EAST ALONG SAID FENCE, 112.7 FEET; THENCE SOUTH 32\* 42' EAST 15.6 FEET; THENCE NORTH 58\* 23' 30" EAST, 130.0 FEET; THENCE NORTH 32\* 42' WEST, 110 FEET TO THE POINT OF BEGINNING.

COPY

04-1N-26-0000-05100-0000

Commencing at the Northeast corner of Lot 2, Section 4, Township 1 North, Range 26 West, Santa Rosa County, Florida, run in a Southerly direction along the Easterly boundary of said Lot 2 a distance of 1360 feet, thence Westerly and at right angles with the Easterly boundary of said Lot 2 a distance of 114 feet to Point of Beginning, thence Northerly and parallel to the Easterly boundary of said Lot 2 a distance of 80 feet, thence Westerly and parallel to the Northernly boundary of said Lot 2 a distance of 47 feet, thence Southerly and parallel to the Easterly boundary of said Lot 2 a distance of 80 feet, thence Easterly and parallel to the Northerly boundary of said Lot 2 a distance of 47 feet to Point of Beginning.

02-3N-29-0000-00302-0000

Beginning at the point where the East line of the  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$  of Section 2, Township 3 North, Range 29 West intersects the southerly right-of-way of State Road 89; thence westerly along the southerly right-of-way 165 feet; thence southerly 330 feet; thence easterly 165 feet, thence northerly and parallel with said west line of said parcel 330 feet to the point of beginning. Said tract contains  $1\frac{1}{4}$  acres, more or less, together with one-fourth of the mineral rights.

35-4N-29-0000-00501-0000

The  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$  of Section 2, Township 3 North, Range 29 West, Santa Rosa County, Florida, less and except a parcel described as beginning at the point where the East Line of said  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$  intersects the Southerly Right-of-Way of State Road 89; thence Southerly along said East line 330.00 feet; thence Westerly parallel to said Southerly Right-of-Way, 165.00 feet; thence Northerly and parallel with said East line, 330.00 feet to said Southerly Right-of-Way of State Road 89; thence Easterly along said Right-of-Way, 165.00 feet to the Point of Beginning.

Also, that part of the  $SW\frac{1}{4}$  of Section 35, Township 4 North, Range 29 West lying South of the Right-of-Way of State Road 89. Together with one-fourth of the mineral rights for the above described lands.

COPY

16-4N-28-0000-00111-0000

The South Half of the Northeast Quarter and the East Half of the Southeast Quarter of Section 16, Township 4 North, Range 28 West, Santa Rosa County, Florida, less and except the following: O. R. Bk. 674, pg. 440; O.R. 1043, pg. 433; Parcel #2 of O.R. 997, pg. 448; O. R. 1064, pg. 204; O.R. 1113, pg. 149; O.R. 1291, pg. 675.

and

Commence at the Southeast corner of Section 16, Township 4 North, Range 28 West, Santa Rosa County, Florida; thence run North 00 degrees 05 minutes 21 seconds East along the East line thereof a distance of 1316.06 feet to the Point of Beginning, thence continue North 00 degrees 05 minutes 21 seconds East along said East line a distance of 2632.12 feet, thence run South 89 degrees 51 minutes 23 seconds West a distance of 1323.65 feet, thence run North 00 degrees 04 minutes 57 seconds East a distance of 658.07 feet to the apparent Southerly right-of-way line of Perfect Acres Road (60 foot R/W), thence run South 89 degrees 51 minutes 17 seconds West along said Southerly right-of-way line a distance of 330.95 feet, thence run South 00 degrees 04 minutes 57 seconds West a distance of 658.06 feet, thence run South 89 degrees 51 minutes 23 seconds West a distance of 984.04 feet, thence run South 00 degrees 10 minutes 08 seconds West a distance of 1319.00 feet, thence run North 89 degrees 47 minutes 34 seconds East a distance of 1960.53 feet, thence run South 00 degrees 07 minutes 41 seconds West a distance of 1103.64 feet to the

centerline of a  $\pm$  5 foot wide creek, thence run South 48 degrees 28 minutes 25 seconds East along and together with the meanderings of said creek a distance of 319.88 feet to a point lying South 89 degrees 43 minutes 36 seconds West of the Point of Beginning, thence run North 89 degrees 43 minutes 36 seconds East a distance of 441.00 feet to the Point of Beginning. Less and except that portion as contained in Official Record Book 1369, Page 1207, as corrected in Official Record Book 1374, Page 1478, and as contained in Official Record Book 1369, Page 1208, but together with easement described as follows: Commence at the Southeast corner of Section 16, Township 4 North, Range 28 West, Santa Rosa County, Florida; thence run North 00 deg 05'13" East along the East line of said Section 16, a distance of 3122.69 feet to the Point of Beginning; thence continue North 00 degrees 05'13" East along said East line of Section 16, a distance of 825.49 feet; thence South 89 degrees 51'23" West a distance of 1323.65 feet; thence North 00 deg 04'57" East a distance of 658.07 feet to the apparent Southerly right of way line of Perfect Acres Road (60' R/W); thence South 89 degrees 51'17" West along said right of way line a distance of 70 feet; thence South 00 degrees 04'57" West a distance of 30 feet; thence North 89 degrees 51'23" East a distance of 10.0 feet; thence South 00 degrees 04'57" East a distance of 688.06 feet; thence North 89 degrees 51'23" East a distance of 1323.65 feet; thence South 00 degrees 05'13" West a distance of 765.49 feet; thence North 89 degrees 51'23" East for 60 feet to the Point of Beginning.