

WARRANTY DEED

THIS INDENTURE, Made and entered into this 13th day of September, A. D. 196³, by and between JACK W. SIMMONS, JR. and LETITIA S. SIMMONS, his wife, and GEORGE N. LEWIS and CAROL G. LEWIS, his wife, all of the County of Leon and State of Florida, Parties of the First Part, and JACK W. SIMMONS and FRANCES S. SIMMONS, his wife, whose mailing address is P. O. Box 2195, Tallahassee, of the County of Leon and State of 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 TEN (\$10.00) DOLLARS and other good and valuable considerations to them paid by the parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do hereby grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, forever, the following described land, situate, lying and being in the County of Wakulla and State of Florida, to-wit:

Lot *****10***** of TARPON SHORES, UNIT NO. 1, a subdivision in Section 2, Township 6 South, Range 2 West, Wakulla County, Florida, as per map or plat thereof recorded in Plat Book 1, page 45, in the office of the Clerk of the Circuit Court of Wakulla County, Florida.

This conveyance is made subject to the following covenants and restrictions which are and shall continue to be covenants running with the land enforceable by the parties of the first part or any other property owners owning property South of State Road No. 372 in Section 2, Township 6 South, Range 2 West;

1. Property shall be used for residential purposes only.
2. Ownership, occupancy and use shall be restricted to members of the Caucasian race. (Except domestic employees employed by and residing with such Caucasian family).
3. Only one dwelling with appurtenances shall be erected on each lot.
4. No building shall be erected within 50 feet of State Road No. 372 and within 50 feet of the mean high water of Ochlocknee Bay and within 10 feet of the East and West

side lot lines; where a residence is built on more than one lot, this restriction shall apply to the parcel as a whole.

5. No residence shall be constructed which shall contain less than 800 square feet of floor space (excluding porches).

6. No residence or other building shall be constructed regardless of cost, except, unless or until a set of the proposed plans or specifications have been approved in writing either by Jack W. Simmons, Jr., his heirs, successors or assigns, or unanimously by a committee composed of the two nearest property owners on the West and East side of the proposed structure.

7. No sewage nor garbage shall be emptied or allowed to be emptied into Ochlocknee Bay and the installation and use of approved septic tanks is mandatory. (All outdoor toilets are prohibited).

8. No house trailers shall be permitted for temporary or permanent use.

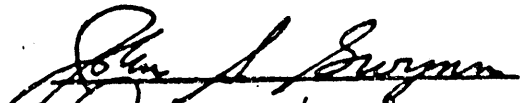
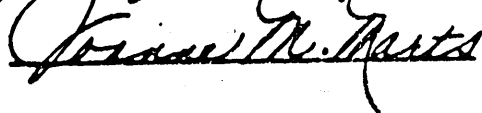
9. No use of the premises shall be maintained that amounts to a common law nuisance in the community.

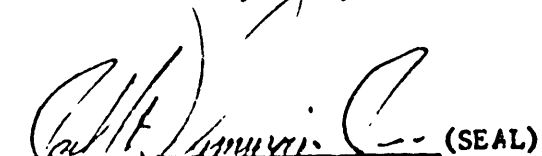
The purchaser, his, her or their heirs, successors and assigns, in ownership or possession and use upon entering into possession under the terms of this Deed, consent and agree to the enforcement of the foregoing restrictive covenants by injunction in addition to any other remedies provided by law and delay of any person or persons in seeking redress shall not operate as a waiver of the complaining parties' right to assert 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, except for the aforementioned restrictive covenants and taxes for the year 196__.

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

Signed, Sealed and Delivered in the presence of:

 (SEAL)
JACK W. SIMMONS, JR.

 (SEAL)
LETITIA S. SIMMONS

 (SEAL)
GEORGE N. LEWIS

 (SEAL)
CAROL G. LEWIS