

This Instrument Prepared by:
Elwin R. Thrasher, Jr.
Thrasher, Thrasher & Thrasher
Attorneys & Counselors at Law
908 North Gadsden Street
Tallahassee, Florida 32303-6316

R20020030812
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: R2650 PG: 00728
APR 08 2002 10:21 AM
BOB INZER, CLERK OF COURTS

DOCUMENTARY TAX PD
\$ 111.30
INTANGIBLE TAX PD
\$ 0.00

Leave blank for official recording

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18th day of December, 2001, between Claudia Kopper, a married woman, Grantor, whose post office address is 19298 Idelwood Trail, Strongville, Ohio 44136, and Dan Lee Isaacs, a single man, whose post office address is 431 Waverly Road, Tallahassee, Florida 32312, Grantee.

WITNESSETH That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following-described land, situate, lying, and being in the County of Leon, State of Florida, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

SUBJECT TO:

1. Taxes for 1998 and all subsequent years.
2. Conditions, limitations, easements, and restrictions of record, if any, but this reference shall not operate to re-impose any of them.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.
4. Those certain mortgages referenced in Exhibit "A" attached hereto relative to the respective properties to which they apply.

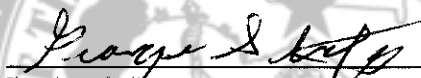
* "Grantor" and "Grantee" are used for either gender, singular or plural, as context requires.

And the grantor does hereby covenant with the grantee, that, except as may be noted above, at the time of the delivery of this Deed, the premises were free from all encumbrances made by her, and that she will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under her, but against none other.

Grantor further states that at the time of the execution of this instrument that Grantor does not reside on the property, and that the property herein conveyed is not the homestead of the Grantor.

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

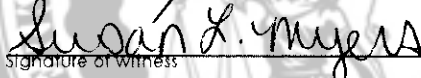
Signed, sealed and delivered
in the presence of:



Signature of witness

George Stratis

Printed name of witness



Signature of witness

Susan L. Myers

Printed name of witness

Witnesses as to Claudia Kopper



Claudia Kopper - Grantor

State of Ohio }
County of Cuyahoga }

The foregoing instrument was acknowledged before me this 18 day of December, 2001, by
Claudia Kopper
 who is personally known to me or
 who has produced Ohio Driver's License
(Type of identification produced)
as identification.

Susan L. Myers
Susan L. Myers
(Printed name of Notary)
Notary Public
My Commission Expires:

SUSAN L. MYERS
Notary Public, State of Ohio
My Commission Expires Nov. 13, 2005

Parcel Identification Number:

Grantee's Social Security No.:



Exhibit "A"

R20020030812
RECORDED IN
PUBLIC RECORDS LEON CNTY FL
BK: R2650 PG: 00730
APR 08 2002 10:21 AM
BOB INZER, CLERK OF COURTS

Parcel 1

Lot 7, Block "C", CAROLINE COURTS, UNIT NO. 3, as per map or plat thereof recorded in Plat Book 4, Page 45, of the public records of Leon County, Florida; and

Parcel 2

Lot 5, Block "D", Lakewood Unit No. 2 as per map or plat thereof recorded in Plat Book 3, Page 180 of the public records of Leon County, Florida; and

Parcel 3

That part of Lots 12 and 13, Block "B", of the Eppes Heights, Unit No. 1, a subdivision as per map or plat thereof, recorded in Plat Book 3, Page 93, of the Public Records of Leon County, Florida, described as follows: Begin at the Southwest corner of said Lot 12 and run thence in a Southeasterly direction 38 feet along the Southwest boundary line of said Lot 12, to a point which is the POINT OF BEGINNING. From said POINT OF BEGINNING, continue thence in a Southeasterly direction 12.8 feet to the northwestern corner of said Lot 13, thence run in a Southeasterly direction 47.0 feet along the Southwest boundary of said Lot 13, thence run in a Northeasterly direction 118.0 feet more or less to a point on the Northeast boundary of said Lot 13, said point being 85.0 feet Northwest of the Southeast corner of said lot 13, thence run Northwesterly 96 feet along the Northeast boundary of said lots 12 and 13, thence run Southwest 123.0 feet more or less to the POINT OF BEGINNING.

