

THIS INSTRUMENT PREPARED BY AND RETURN TO:
JAN H. ERICKSON
WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers: 31-02-70-C-007-0

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 2nd day of March, 2005 by **TIMUOYE AGBOOLA** and **EMMANUEL S. AGBOOLA, WIFE AND HUSBAND**, herein called the grantors, to **MARCO A. RUBIO**, a married man, and **DAVID M. RIVERA**, a single man, each as to an undivided 50% interest, whose post office address is 6247 SW 14TH STREET, MIAMI, FL 33144, hereinafter called the Grantees:
(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 LEON County, State of Florida, viz.:

Lot 7, Block "C" of TIMBER LAKE REPLAT, as per map or plat thereof recorded in Plat Book 9, page 70 of the Public Records of Leon County, Florida.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby.

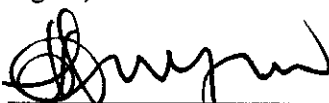
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the grantors hereby covenant with said grantees 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, 2004.

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:

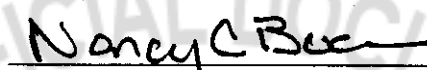


Witness #1 Signature
Paul A. Bajere

Witness #1 Printed Name




TIMUOYE AGBOOLA
5062 SUNDANCE LANE, TALLAHASSEE, FL 32309



Witness #2 Signature
Nancy C. Buchanan

Witness #2 Printed Name



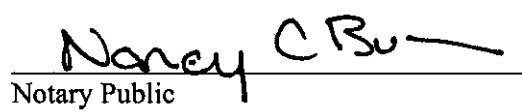
EMMANUEL S. AGBOOLA
5062 SUNDANCE LANE, TALLAHASSEE, FL 32309

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 2nd day of March, 2005 by **TIMUOYE AGBOOLA** and **EMMANUEL S. AGBOOLA** who are personally known to me or have produced **THEIR DRIVERS LICENSE** as identification.

SEAL





Notary Public

Printed Notary Name