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This instrument prepared by:
George H. Gwynn
Owen, Gwynn, Strickland & Miller, P.A.
Post Office Box 10508
Tallahassee, Florida 32302

RECORDED IN THE PUBLIC
OFFICE OF THE CLERK OF THE
CIRCUIT COURT OF
LEON COUNTY, FLORIDA
JUN 10 1 30 PM '96

CLERK OF THE CIRCUIT COURT
LEON COUNTY FLORIDA

Documentary Tax Pd. \$	70
\$	Intangible Tax Pd.
Dave Lang, Clerk, Leon County	
By	Deputy Clerk

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE is made this 17th day of June, 1996 by and between ANNE CARPENTER, whose address is 310 North Dellview Drive, Tallahassee, Florida 32303-4812, the duly qualified and acting personal representative of the estate of Laura Pauline Jepsen, deceased, party of the first part, and THE NATURE CONSERVANCY, a District of Columbia not for profit corporation, whose address is 1815 North Lynn Street, Arlington, Virginia 22209, party of the second part.

W I T N E S S E T H:

THAT WHEREAS, Laura Pauline Jepsen died testate a resident of Leon County, Florida on December 24, 1995, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court for Leon County, Florida, Probate Division, in Case No. 95-878-PR, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

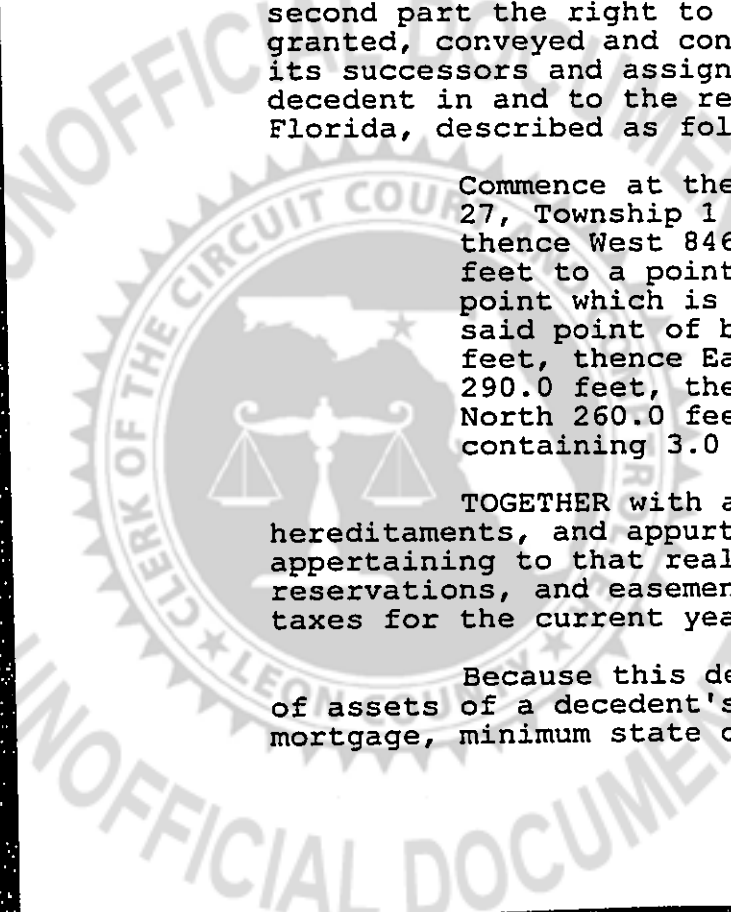
WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber,

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second part, its successors and assigns forever, all of the interest of said decedent in and to the real property situated in Leon County, Florida, described as follows:

Commence at the Northeast corner of Section 27, Township 1 North, Range 1 West, and run thence West 846.9 feet, thence South 1061.0 feet to a point, thence East 30 feet to a point which is the point of beginning. From said point of beginning run thence North 30 feet, thence East 451.0 feet, thence South 290.0 feet, thence West 451.0 feet, thence North 260.0 feet to the point of beginning, containing 3.0 acres, more or less.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.



IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

George H. Gwynn
GEORGE H. GWYNN

Evelyn S. Maxwell
EVELYN S. MAXWELL

Anne Carpenter (SEAL)
ANNE CARPENTER, as Personal Representative of the Estate Laura Pauline Jepsen, deceased.

STATE OF FLORIDA
COUNTY OF LEON:

17th The foregoing document was acknowledged before me this day of June, 1996 by ANNE CARPENTER, who is personally known to me and who did not take an oath.

George H. Gwynn
George H. Gwynn
Notary Public, State of Florida
at Large.

My Commission Expires:



George H. Gwynn
MY COMMISSION # CC515673 EXPIRES
January 22, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

