

Second part. Witnesseth that the said Newton J. Skaggs for and in consideration of the sum of sixty five dollars to him in hand paid by the said party of the second part and before the executing and delivery hereof the receipt whereof he hereby acknowledges, has granted, bargained, sold, released and confirmed, and by these presents does grant, bargain, sell, release, confirm, convey and deliver unto the said party of the second part and to her heirs and assigns, all that certain messuage or tenement and tract of land situated in the County of Santa Rosa State of Florida and particularly described as follows to wit: All of the South West Quarter of the South East Quarter of Section four in Township North Range twenty eight West except what has been heretofore sold in said tract as follows, Ten acres in the South West Corner of said forty, six acres in the North West Corner and five acres in the South East Corner - Making in all twenty one acres heretofore sold and leaving nineteen acres for which this deed is given, being the same premises which J. O. Howell by deed bearing date of October 9<sup>th</sup> 1873 did grant and convey to Joseph R. Howell which deed is recorded in Book B. pages 405 of the Clerk of the Circuit Court of said County and which was subsequently thereto sold at Administrators sale & by deed of the Administrator of the Estate of said Joseph R. Howell, granted and conveyed to Julia C. Howell on January 11<sup>th</sup> 1878 which deed is recorded in Book B. page 524 of the Clerk of the Circuit Court of said County of Santa Rosa State of Florida, Together with all singular rights privileges, hereditaments and appurtenances whatsoever thereunto belonging or in anywise appertaining to have and to hold the premises hereby granted with the appurtenances, buildings and tenements unto the said Miss Sallie W. Williams her heirs and assigns to her and their only proper use and behoof forever and the said Newton J. Skaggs does covenant with the said Miss Sallie R. Williams her heirs and assigns that he is lawfully seized in fee of the aforementioned premises that they are free from all incumbrance that he has a good right to sell and convey the same to the said Miss Sallie A. Williams and that he will warrant and defend