

Prepared by and return to:

Victoria M Carnline

Paralegal

Wesley R. Douglas

318 E. Duval Street

Lake City, FL 32055

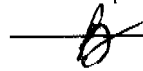
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Inst:2006030088 Date:12/22/2006 Time:13:25

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 DC, P. Dewitt Cason, Columbia County B:1105 P:1966

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **22nd** day of **December, 2006** between **Michael A. Benkoczy, Jr. and Jean Benkoczy, husband and wife** whose post office address is **3151 SW CR. 18, Fort White, FL 32038** of the County of **Columbia, State of Florida**, grantor*, and **Columbia County, Florida, a political subdivision of the State of Florida**, whose post office address is **c/o Marlin Feagle, Esquire, 153 NE Madison Street, Lake City, FL 32056** of the County of **Columbia, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Lot 1 of proposed NEW HAVEN Subdivision in Section 31, Township 6 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Section 31, Township 6 South, Range 17 East, Columbia County, Florida, and run South 00° 00' 32" East along the West line of said Section 31 a distance of 2018.07 feet to a point on the Northerly Right-of-Way line of State Road 18, said point also being a point on a curve concave to the Northwest having a radius of 3769.83 feet and a central angle of 01° 01' 24"; thence Northeasterly along the arc of said curve, being also said Northerly Right-of-way line of State Road 18, a distance of 67.32 feet to the POINT OF BEGINNING; thence North 00° 00' 32" West along the Easterly Right-of-Way line of Cooper Terrace a distance of 751.49 feet; thence North 50°58' 09" East a distance of 95.00 feet; thence South 39° 01' 51" East a distance of 65.42 feet to a point on a curve concave to the Northwest having a radius of 3769.83 feet and a central angle of 08° 42' 42"; thence Southwesterly along the arc of said curve, being also said Northerly Right-of-Way line of State Road 18, a distance of 573.19 feet to the POINT OF BEGINNING. Containing 5.01 acres, more or less.

SUBJECT TO a utility easement lying across the West 15 feet and the South 15 feet thereof.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Witness Name: Victoria M Carnline, Witness

[Signature]

Witness Name: Tiffany R. Cone, Witness

[Signature]

Witness Name: Victoria M Carnline, Witness

[Signature]

Witness Name: Tiffany R. Cone, Witness

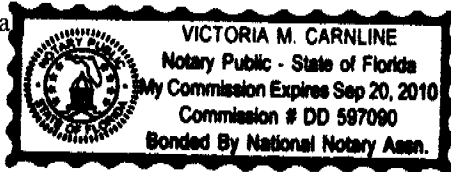
[Signature] (Seal)
Michael A. Benkoczy, Jr.

[Signature] (Seal)
Jean Benkoczy

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 22nd day of December, 2006 by Michael A. Benkoczy, Jr. and Jean Benkoczy, who ☐ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]



[Signature]

Notary Public, State of Florida

Printed Name: Victoria M Carnline

My Commission Expires: September 20, 2010

Inst:2006030088 Date:12/22/2006 Time:13:25
Doc Stamp-Deed : 700.00
DC,P.Dewitt Cason,Columbia County B:1105 P:1967