

by:  
rawford  
First Title & Mortgage, Inc.  
100 W Alachua Avenue  
Gainesville, Florida 32602

Case Number: 06-615

Inst:2007001549 Date:01/22/2007 Time:11:47  
Doc Stamp-Deed : 454.30  
S.A. DC, P. Dewitt Cason, Columbia County B:1108 P:1215

## General Warranty Deed

Made this January 8, 2007 A.D. By **Jerrett Mundle and Cherril Mundle, husband and wife**, 350 NW 46th Ave., Plantation, Florida 33317, hereinafter called the grantor, to **Carlos Hechavarria, an unmarried man**, whose post office address is: 3865 18th Ave. NE, Naples, Florida 34120, hereinafter called the grantee.

(Whenever used herein the term "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 grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 Columbia County, Florida, viz:

Exhibit "A"

Lot 31, MEADOWLANDS PHASE 3, a subdivision according to the plat thereof as recorded in Pat Book 8, Pages 7-10 of the Public Records of Columbia County, Florida, subject to Deed Restrictions recorded in O.R. Book 1038, Pages 852-853, Columbia County, Florida, and subject to Power Line Easement.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 01-6S-16-03761-131

**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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, that the grantor hereby fully warrants 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, 2006.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Printed Name Quib to Chambers

Jerrett Mundle (Seal)  
Address 350 NW 46th Ave, Plantation, Florida 33317

Witness Printed Name W. R. Blackman

Cherril Mundle (Seal)  
Address 350 NW 46th Ave., Plantation, Florida 33317

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 8th day of January, 2007, by Jerrett Mundle and Cherril Mundle, husband and wife, who is/are personally known to me or who has produced (P. Dewitt Cason, W. R. Blackman, W. R. Blackman) as identification.

Notary Public  
Print Name: W. R. Blackman

My Commission Expires: June 26, 2009

NOTARY PUBLIC-STATE OF FLORIDA

W. R. Blackman

Commission # DD44496C

Expires: JUNE 26, 2009

Bonded Thru Atlantic Bonding Co., Inc.