

Inst:2004016541 Date:07/16/2004 Time:13:44
Doc Stamp-Deed : 0.70
 DC,P.DeWitt Cason,Columbia County B:1021 P:218

Prepared By and Return To:
Deas Bullard Properties
672 East Duval Street
Lake City, Florida 32055

WARRANTY DEED

This Warranty Deed made this 16th day of July 2004 by DEAS BULLARD -PROPERTIES, a Florida general partnership, hereinafter referred to as Grantor to ARTHUR L. LEBEAU, whose post office address is P O Box 3463, Lake City, Florida 32056-3463, hereinafter referred to as the Grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida.

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Identification Number: 36-4s-15-00414-015

The purpose of this deed is to fulfill the terms and conditions of that certain Contract For Deed dated August 1, 1995, recorded December 15, 1995, in OR Book 814, Page 2370. Documentary Stamps paid at the time of recording the Contract For Deed.

N.B.: Quit Claim Deed dated April 29, 1997, recorded May 21, 1997 in OR Book 839, Page 2026, Audrey L. Lebeau to Arthur J. Lebeau.

Subject to oil, gas, mineral rights and easement of record, if any.

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 as noted above and taxes accruing subsequent to December 31, 1995.

Page 2

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:

DEAS BULLARD PROPERTIES, a Florida
general partnership

Connie B. Roberts

Witness: Connie B. Roberts

Audrey S. Bullard

L.S.

Audrey S. Bullard, General Partner

Sue D. Lane

Witness: Sue D. Lane

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Audrey S. Bullard, Partner on behalf of Deas Bullard Properties, a Florida general partnership, who is personally known to me and who executed before me the foregoing deed and acknowledged before me that she executed the same.

WITNESSES my hand and official seal in the County and State last aforesaid this 16th
day of July 2004.

Sue D. Lane

Sue D. Lane

Notary Public, State of Florida



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SCHEDULE "A"

Magnolia Acres, an unrecorded subdivision in Section 36, Township 4 South, Range 15 East, Columbia County, Florida.

DESCRIPTION:

Lot 15

BEGIN at the Southeast corner of the NE $\frac{1}{4}$ of Section 36, Township 4 South, Range 15 East, Columbia County, Florida and run thence N 0°57'54" W along the East line of said Section 36, 554.37 feet, thence S 88°22'19" W, 884.25 feet, thence S 0°47'35" E, 554.39 feet to the South line of said NE $\frac{1}{4}$, thence N 88°22'19" E along said South line, 885.91 feet to the POINT OF BEGINNING. The North 30 feet of the West 271.54 feet being subject to an easement for ingress and egress. Containing 11.26 acres, more or less.

EASEMENT "A"

A strip of land 60 feet in width being 30 feet each side of a centerline described as follows:

Commence at the Northeast corner of Section 36, Township 4 South, Range 15 East, Columbia County, Florida and run thence S 0°57'54" E along the East line of said Section 36, 42.00 feet to the South line of Cypress Lake Road, thence S 87°36'44" W along said South line, 469.58 feet, thence N 88°27'37" W along said South line, 167.21 feet to the POINT OF BEGINNING, thence S 0°47'35" E, 2059.88 feet to the North line of Lot 1 and to Reference Point "A", said point being the termination of the 60-foot wide easement, ALSO, a strip of land 30 feet in width being 30 feet to the left of a line described as follows:

Commence at Reference Point "A" and run thence N 88°22'19" E along the North line of Lot 15, 30.00 feet to the POINT OF BEGINNING, thence run S 88°22'19" W along said North line of Lot 15, 271.54 feet to the Northwest corner of said Lot 15 and to the POINT OF TERMINATION.

DEED RESTRICTIONS

For a period of twenty years from date hereof, no junk of any kind or description, including junk automobiles, junk electrical appliances, or worn out or discarded machinery, can be kept or placed upon this property.

No campers, motor homes, tents, buses, or similar type temporary housing may be occupied as a permanent residence. Mobile homes may not be placed on this property solely for rental purposes.

No defacement of property, such as a borrow pit, is allowed.

Swine are not allowed.

The developer may waive any of these restrictions for sufficient cause and good reason, provided the land owners of adjacent lots give their consent.

These restrictions terminate after 20 years unless approved in writing unanimously by the owners within the subdivision to extend for another 20 years.