

WARRANTY DEED  
INDIVID TO INDIVID

**This Warranty Deed** Made the 21st day of November A. D. 1991 by  
MAVIS P. DICKS, A MARRIED WOMAN NOT RESIDING ON THE PROPERTY DESCRIBED HEREIN.

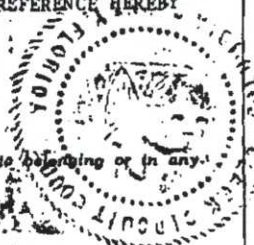
hereinafter called the grantor, to DANIEL EUGENE FRANKS and LISA D. FRANKS, his wife

whose postoffice address is P.O. BOX 3222, LAKE CITY, FLA. 32056-3222  
hereinafter called the grantee.

(Wherever used herein the terms "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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

TOWNSHIP 5 SOUTH, RANGE 16 EAST  
Section 11: Commence at the Southeast corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 11, Township 5 South, Range 16 East, Columbia County, Florida and run thence N 1°26'53" W along the East line of said Section 11, 759.00 feet to the POINT OF BEGINNING, thence S 87°07'53" W, 861.49 feet to the East line of Columbia Meadows, a subdivision according to Plat thereof recorded in Plat Book 5, Pages 88 and 88A, of the Public Records of Columbia County, Florida, thence N 1°23'15" W along said East line of Columbia Meadows Subdivision, 263.50 feet, thence N 87°07'33" E, 863.59 feet to the East line of Section 11, thence S 1°26'53" E along said East line, 263.50 feet to the POINT OF BEGINNING. Said lands being subject to easement for Old Wire Road as now exists over and across the Eastern portion of the foregoing described lands. Containing 5.22 acres, more or less.  
N.B. FOR RESTRICTIONS, SEE ATTACHED SCHEDULE "A" WHICH IS BY REFERENCE HEREBY MADE A PART HEREOF.



**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, 1990.

DOCUMENTARY STAMP 3.00  
INTANGIBLE TAX 0  
P. DEWITT CASON, CLERK OF  
COURTS, COLUMBIA COUNTY

EX 0753 PG 1415

OFFICIAL RECORDS

BY Maui H. Dicks

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:

Eva E. Timmons  
Witness Eva E. Timmons

Mavis P. Dicks  
MAVIS P. DICKS

Johnny M. Hamm  
Witness Johnny M. Hamm  
STATE OF Florida  
COUNTY OF Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Mavis P. Dicks

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of November, A. D. 1991,  
NOTARY PUBLIC

Eva E. Timmons  
Eva E. Timmons My Commission Expires 19

This instrument prepared by: Lenny H. Dicks  
Address: U. S. 80 West, Lake City, Florida 32056  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION EXP. AUG. 2, 1993  
BY DICKS GENERAL INS. UNDO

SPACE BELOW FOR RECORDS USE

FILED AND RECEIVED  
1991 NOV 27 11 12  
BY Maui H. Dicks

SCHEDULE "A"

TO WARRANTY DEED FROM NAVIS P. DICKS TO DANIEL EUGENE FRANKS AND LISA D. FRANKS,  
his wife, WHICH IS BY REFERENCE HEREBY MADE A PART HEREOF.

1. No hogs nor swine shall be placed, kept or confined on any part of this property for any purpose whatsoever, neither for market purposes nor for household use.
  
2. There shall not be placed nor kept upon any of the subject property any junk of any kind or description, including, but not limited to, Junk automobiles, worn out or discarded electrical appliances, machinery, nor any other junk of any kind or nature, nor any items generally construed to be junk, nor any usable items or materials stored outside in an objectionable or unsightly manner. The term "Junk" and the term "Unsightly" shall be construed and defined as being "Junk" and "Unsightly" in the sole opinion of the developer. The developer reserves the right to remove any of the above described junk or any other unsightly refuse from said property at the cost of the owner, purchaser or occupant. The cost of such removal shall be paid in cash to LENVIL H. DICKS within fifteen (15) days after notice of removal given by LENVIL H. DICKS to the said owner, purchaser, or occupant. In the event that such costs incurred by LENVIL H. DICKS shall not be paid within thirty (30) days of the date of billing, then LENVIL H. DICKS is authorized to add such charges to any balance due him on the purchase price or mortgage of the property from which the junk or refuse was removed. Further, in the event LENVIL H. DICKS incurs legal expenses in effecting such removal, all such expenses, including a reasonable attorney's fee, shall be paid by the owner, purchaser or occupant of the lot or lots from which the junk or other matter was removed.

BK 0753 PG 1416

OFFICIAL RECORDS