

Prepared by and return to:

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DC P DeWitt Cason Columbia County Page 1 of 2 B 1178 P.2447

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Warranty Deed

This Warranty Deed made this 1 day of August, 2009 between Westridge, Inc., a Florida corporation, whose post office address is P. O. Box 766, Lake City, FL 32056, grantor, and Catherine Leffler, whose post office address is 9920 59th Street North, Pinellas Park, FL 33782, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of Sixty-Four Thousand Eight Hundred Ninety-Five and 00/100 Dollars (\$64,895.00) 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 24, HILLS OF HUNTSVILLE, a subdivision according to the map or plat thereof as recorded in Plat Book 8, Pages 126-129, public records, Columbia County, Florida.

Parcel Identification Number: R 02032-124

SUBJECT TO any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

FURTHER SUBJECT TO covenants, conditions, restrictions, easements, reservations and limitations of record, road rights of way and utility easements, and rules, regulations and permitting requirements of Suwannee River Water Management District, if any. Further subject all matters contained on the Plat of Hills of Huntsville, as recorded in Plat Book 8, Pages 126-129, inclusive; Declaration of Restrictions and Protective Covenants for Hills of Huntsville, Phase I as recorded in Official Records Book 1107, Page 1830 and also referred to as Instrument Number 200700865, and Amendment to Declaration of Restrictions as recorded in Official Records Book 1141, Page 2043; and Easements contained in Warranty Deed recorded in Official Records Book 1023, Pages 1019-1023; all in the public records of Columbia County, Florida.

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, 2008**.

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:

Ruby R. Middleton
Witness Name: Ruby R. Middleton

Westridge, Inc., a Florida corporation

By Audrey S. Bullard
Audrey S. Bullard, President

(Corporate Seal)

Holly C. Hanover
Witness Name: Holly C. Hanover

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 1 day of August, 2009 by Audrey S. Bullard, President of Westridge, Inc., a Florida corporation, on behalf of the corporation, and who is personally known to me.

[Notary Seal]



Holly C. Hanover
Notary Public

Printed Name: Holly C. Hanover

My Commission Expires: 5-18-10