

RECORD & RETURN TO:
This instrument prepared by:

Nancy J. Sullivan
20638 NW 78th Ave
Alachua, FL 32615
Parcel No. 23-7S-16-04298-020

WARRANTY DEED

The preparer of this instrument makes no representations or warranties concerning the accuracy of the description of the Property contained herein or the title of such Property.

THIS WARRANTY DEED made this 17th day of April, 2008 by Nancy J. Sullivan, hereinafter called Grantor, whose address is 20638 NW 78th Ave, Alachua, FL 32615, and NORTHERN ALACHUA HOLDINGS, LLC, hereinafter called Grantee, whose address is 20638 NW 78th Ave, Alachua, FL 32615.

WITNESSETH, That said Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt of which 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:

PART OF THE EAST HALF OF THE EAST HALF OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.89 DEGREES 07'39"W., ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NW 1/4 A DISTANCE OF 330.55 FEET TO THE NW CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SE 1/4 OF THE NW 1/4; THENCE S.00 DEGREES 45'48"E., ALONG THE WEST LINE OF SAID EAST HALF OF THE EAST HALF OF THE SE 1/4 OF THE NW 1/4 A DISTANCE OF 1319.85 FEET; THENCE N.89 DEGREES 08'38"E., 330.71 FEET TO THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23; THENCE N.00 DEGREES 46'12"W., ALONG SAID EAST LINE, 1319.94 FEET TO THE POINT OF BEGINNING.
CONTAINS 10.02 ACRES, MORE OR LESS. COLUMBIA COUNTY, FLORIDA.

BEING the same property described in the deed recorded in Official Records Book 984 Page 605, of 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 the 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 current and all subsequent years' taxes, reservations, restrictions and easements of record, if any.

This instrument prepared at the direction of the parties and on information and a description provided by Grantor, without benefit of a title search, neither party requesting any title search. The above description herein is the same as the previous deeds of record, no boundary survey having been made at the time of this conveyance, and the preparer of this deed makes no warranty regarding said description.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Lynne Marable

Witness 1 signature:

Print name: *LYNNE MARABLE*

Nancy J. Sullivan

Nancy J. Sullivan, Grantor

Maura E. Christal

Witness 2 signature:

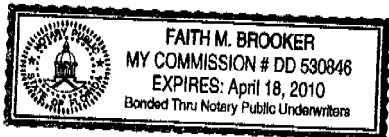
Print name: *MAURA CHRISTAL*

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 17th day of APRIL, 2008, by ~~Mark P. Sullivan~~ and Nancy J. Sullivan, who are (X) personally known to me or () each produced a driver's license as identification.

Faith M. Brooker
NOTARY PUBLIC, STATE OF FLORIDA



Faith M. Brooker
Print, type or stamp commissioned name of notary