

REC. # 18-50
Doc. Stamps # 235.73
RETURN TO
U.S. Title
642 N.E. Santa Fe Blvd.
High Springs
USH-3728.

Inst:2006027461 Date:11/20/2006 Time:13:40
Doc Stamp-Deed : 235.90
DC, P. Dewitt Cason, Columbia County B:1102 P:1346

[Space Above Instrument Notwithstanding Data]

Parcel I.D. No. R03816-422

WARRANTY DEED

This Indenture made this 17th day of November, 2006 BETWEEN WILLIAM D. EGGERT, A SINGLE MAN, GRANTOR*, whose post office address is P.O. BOX 987, FORT WHITE, FL 32038 and JERRY SCOTT CASE, GRANTEE*, whose post office address is 13082 63RD LANE NORTH, WEST PALM BEACH, FL 33412.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of COLUMBIA, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR IS IT CONTIGUOUS THERETO.

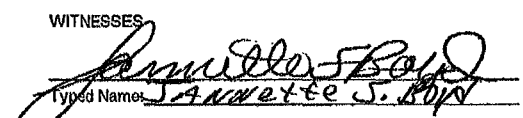
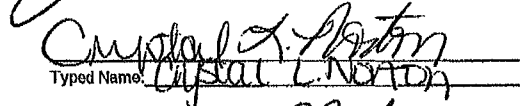
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

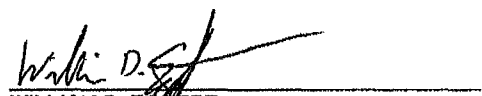
and the grantor hereby covenante with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES


Typed Name: Jannette S. Boyd

Typed Name: Crystal L. Norton


WILLIAM D. EGGERT

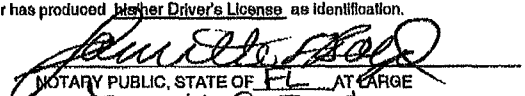
COUNTY OF COLUMBIA
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on November 17th, 2006 by WILLIAM D. EGGERT, A SINGLE MAN, who is/are personally known to me or has produced a valid Driver's License as identification.

[Seal]



Jannette S. Boyd
MY COMMISSION # DD226332 EXPIRES
August 7, 2007
BONDED THROUGH TROY FARM INSURANCE, INC.


NOTARY PUBLIC, STATE OF FL AT LARGE
Name: Jannette S. Boyd
COMMISSION EXPIRATION:
Aug 7, 2007

THIS INSTRUMENT WAS PREPARED BY JANNETTE S. BOYD, an employee of U.S. TITLE, 642 N.E. SANTA FE BLVD, HIGH SPRINGS, FLORIDA 32643, as a necessary incident to fulfill the requirements of a Title Insurance Binder issued by it. USH-3728

EXHIBIT "A"

TUSTENUGGEE TRACE

Inst: 2003016699 Date: 08/07/2003 Time: 16:14
Doc Stamp-Mort : 113.75
Intang. Tax : 65.00
MLL DC, P. DeWitt Cason, Columbia County B: 990 P: 2684

LOT 22

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 88°48'28" E ALONG THE SOUTH LINE OF SAID SECTION 12, 1310.23 FEET; THENCE N 00°20'48" E, 703.95 FEET; THENCE S 89°38'15" E, 1950.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°38'15" E, 650.03 FEET; THENCE N 00°20'48" E, 671.46 FEET; THENCE N 89°38'15" W, 650.03 FEET; THENCE S 00°20'48" W, 671.46 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO A CUL-DE-SAC EASEMENT FOR INGRESS AND EGRESS IN THE NORTHEAST CORNER THEREOF. ALSO, THE SOUTH 30 FEET AND THE EAST 30 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS. CONTAINING 10.02 ACRES, MORE OR LESS.

60-FT. ROAD EASEMENTS IN TUSTENUGGEE TRACE

A STRIP OF LAND 60 FEET IN WIDTH BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 00°03'14" E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 12, 22.91 FEET TO THE SOUTH LINE OF ICHETUCKNEE ROAD (A COUNTY MAINTAINED GRADED ROAD); THENCE N 89°26'50" E ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 561.07 FEET; THENCE N 89°05'20" E STILL ALONG SAID SOUTH LINE OF ICHETUCKNEE ROAD, 785.95 FEET TO THE POINT OF BEGINNING; THENCE S 00°20'48" W, 2636.12 FEET TO REFERENCE POINT "C"; THENCE CONTINUE S 00°20'48" W, 1325.34 FEET TO REFERENCE POINT "H"; THENCE CONTINUE S 00°20'48" W, 617.03 FEET TO REFERENCE POINT "J"; THENCE S 89°38'15" E, 1300.53 FEET TO REFERENCE POINT "K"; THENCE CONTINUE S 89°38'15" E, 1300.06 FEET TO REFERENCE POINT "L" AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "C" AND RUN THENCE N 89°38'15" W, 664.25 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "H" AND RUN THENCE N 89°38'15" W, 659.62 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "J" AND RUN THENCE S 85°54'49" W, 709.68 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "K" AND RUN THENCE N 00°20'48" E, 671.46 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION. ALSO BEGIN AT REFERENCE POINT "L" AND RUN THENCE N 00°20'48" E, 671.46 FEET TO THE CENTERPOINT OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET AND THE POINT OF TERMINATION.

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