

Prepared by and return to:
Susan Shattler

Home Town Title of North Florida
2744 US Highway 90 West
Lake City, FL 32055
386-754-7175
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mk DC, P. DeWitt Cason, Columbia County B:1019 P:487

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152
374
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42
252

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Warranty Deed

This Warranty Deed made this 14th day of June, 2004 between Leo D. Goodwin and Roberta L. Goodwin, husband and wife whose post office address is P.O. Box 2238, Lake City, FL 32056, grantor, and Michael A. Deese and Christine A. Deese, husband and wife whose post office address is P.O. Box 2331, Lake City, FL 32024, 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 TEN AND NO/100 DOLLARS (\$10 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:

A PART OF THE WEST 419 FEET SOUTH 832.07 FEET OF THE SE 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SAID SE 1/4 OF NE 1/4 AND RUN THENCE N. 00 DEGREES 58'37"W., ALONG THE WEST LINE OF SAID SE 1/4 OF NE 1/4, 452.18 FEET, THENCE N. 89 DEGREES 23'27"E., 157.00 FEET, THENCE S. 00 DEGREES 58'37"E., 451.00 FEET, THENCE S. 88 DEGREES 57'34"W., 157.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A COUNTY MAINTAINED RIGHT-OF-WAY OFF THE SOUTH SIDE THEREOF.

ALSO:

SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER AND ACROSS THE EAST 30.00 FEET THEREOF.

Parcel Identification Number: R03086-004

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, 2003**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.