

# Warranty Deed

**PREPARED BY AND RETURN TO:**

ROBERT J. KULAS, Esq.  
2100 SE Hillmoor Drive, Suite 105  
Port St. Lucie, Florida 34952

**PREPARED FOR:**

WAYNE ANDERSON and  
JUDITH ANDERSON  
757 NW Zack Drive  
Lake City, Florida 32055  
Parcel I.D. #28-3S-16-02372-607

Inst:200912006170 Date:4/15/2009 Time:10:36 AM  
Doc Stamp-Deed:0.70  
~~24~~ DC, P. DeWitt Cason, Columbia County Page 1 of 1 B:1171 P:547

SPACE ABOVE FOR RECORDER'S USE

This Warranty Deed made on April 15, 2009, between DONALD W. ANDERSON A/K/A WAYNE ANDERSON AND JUDITH A. ANDERSON A/K/A JUDITH ANDERSON, husband and wife, Grantors, to WAYNE ANDERSON AND JUDITH ANDERSON, Trustees, or their successors in trust, under the ANDERSON LIVING TRUST dated November 5, 1996, and any amendments thereto, Grantee, whose address is 757 NW Zack Drive, Lake City, Florida 32055.

The Grantors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to the Grantors in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, and sold to the Grantee and Grantee's successors and assigns forever the following described land situate in the County of Columbia, State of Florida:

LOT 7-A  
BEGIN AT THE NORTHEAST CORNER OF LOT 7, ARBOR GREENE AT EMERALD LAKES, PHASE 2, AS RECORDED IN PLAT BOOK 7, PAGES 131-133 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 12°56'11" W. ALONG THE EAST LINE OF SAID LOT 7, 134.80 FEET; THENCE S 79°33'48" W, 103.82 FEET TO THE WEST LINE OF SAID LOT 7; THENCE N 04°38'23" E, ALONG SAID WEST LINE, 96.37 FEET TO THE NORTH LINE OF SAID LOT 7; THENCE N 66°29'51" E, ALONG SAID NORTH LINE, 135.75 FEET TO THE POINT OF BEGINNING.

and the Grantors hereby fully warrant the title to this land and will defend the same against the lawful claims of all persons whomsoever. The Grantors confer upon said Grantee the power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed, pursuant to Section 689.071, Florida Statutes. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Signed, sealed and delivered  
in our presence:

Jerry D. Tyre, II  
1<sup>st</sup> Witness Signature

JERRY D. TYRE, II  
1<sup>st</sup> Witness Printed Name

Larry W. Williams  
2<sup>nd</sup> Witness Signature

LARRY W. WILLIAMS  
2<sup>nd</sup> Witness Printed Name

Donald W. Anderson  
DONALD W. ANDERSON A/K/A WAYNE ANDERSON  
757 NW Zack Drive  
Lake City, Florida 32055

Judith A. Anderson  
JUDITH A. ANDERSON A/K/A JUDITH ANDERSON  
757 NW Zack Drive  
Lake City, Florida 32055

STATE OF FLORIDA )  
COUNTY OF COLUMBIA ) SS

The foregoing instrument was acknowledged before me this APRIL 15, 2009 by DONALD W. ANDERSON A/K/A WAYNE ANDERSON and JUDITH A. ANDERSON A/K/A JUDITH ANDERSON, who are personally known to me or who have produced a driver's license as identification.

Larry W. Williams  
Notary Public  
LARRY W. WILLIAMS  
Print Name of Notary

My Commission Expires: (NOTARY SEAL)

