

# Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 29th day of December, 2003

Russell Benjamin Brondo, and his wife, Betty Jean Brondo  
hereinafter called the grantor, to

William L. Hilton, and his wife, Nita A. Hilton  
whose post office address is: 1018 Royalton Road, Orlando, FL 32825  
hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof 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: Parcel ID# R03498-201

Lot 1, Phase 2, Oakfield Acres, a subdivision as per plat thereof recorded in Plat Book 6, Page 18-18A, of the Public Records of Columbia County, Florida.

TOGETHER with all 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, 2002.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Lyndi Skinner*  
Witness: LYNDI SKINNER  
*Sylvia Eskins*  
Witness: Sylvia Eskins

*Russell Benjamin Brondo*  
Russell Benjamin Brondo  
*Betty Jean Brondo*  
Betty Jean Brondo

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 29th day of December, 2003 by Russell Benjamin Brondo, and his wife, Betty Jean Brondo personally known to me or, if not personally known to me, who produced Driver's License No. \_\_\_\_\_ for identification and who did not take an oath.

Prepared by:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
382 SW Baya Dr.  
Lake City, FL 32025

*Lyndi Skinner*  
Notary Public

(Notary Seal)

