

SLP

WARRANTY DEED

This Warranty Deed made and executed the 12th day of June A.D. 2006, by SUBRANDY LIMITED PARTNERSHIP, hereinafter called the grantor, to JOHN R. CORMIER, III AND URSULA CORMIER, HIS WIFE, Whose post office address is 595 SW INFINITY PLACE, LAKE CITY, FL 32024, 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 the 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:

LOT 10, GREAT SOUTH TIMBER, MORE PARTICULARLY DESCRIBED ON ATTACHED SCHEDULE "A" WHICH IS BY REFERENCE HEREBY MADE A PART HEREOF.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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, 2004.

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:

Nanci Nettles

Signature of witness
Nanci Nettles

Amy E. Lee

Signature of witness
Amy E. Lee

Bradley N. Dicks L.S.
Bradley N. Dicks General Partner
Subrandy Limited Partnership

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 12TH day of June, A.D. 2006

Nanci Nettles
Notary Public, State of Florida

Inst:2006014065 Date:06/12/2006 Time:14:17
Loc Stamp-Deed : 126.00
19 DC,P.DeWitt Cason,Columbia County B:1086 P:1226

This instrument prepared by: Bradley N. Dicks
Address: P.O. Box 513 Lake City, FL 32056



SCHEDULE "A"

To Warranty Deed between Subrandy Limited Partnership, Grantor, and John Cormier, III and Ursula Cormier, his wife, Grantees, dated June 12, 2006, which is by reference hereby made a part hereof.

LOT 10 GREAT SOUTH TIMBER:

TOWNSHIP 5 SOUTH RANGE 16 EAST

Section 24: For a POINT OF BEGINNING, begin at the Northwest corner of the SE $\frac{1}{4}$ of said section and run thence N 89°17'20" West along the North line of said SE $\frac{1}{4}$ a distance of 464.89 feet; thence run S 0°28'53" W a distance of 983.88 feet; thence run N 89°58'38" W 464.90 feet to the West line of said SE $\frac{1}{4}$; thence run N 0°28'53" E along said West line a distance of 989.47 feet to the POINT OF BEGINNING, containing 10.53 acres more or less, subject to Restrictions as recorded in O. R. Book 0786, Pages 0401- 0403, Columbia County, Florida, and subject to Power line easement.

Seller reserves a perpetual non-exclusive Ingress-Egress Easement over and across the South 60 feet of the foregoing described lands.

Seller grants to purchasers a perpetual non-exclusive Ingress-Egress Easement over and across 60 foot wide strip of land described as follows:

INGRESS-EGRESS EASEMENT

TOWNSHIP 5 SOUTH, RANGE 16 EAST

Section 24: Commence at the Northwest corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$, Section 24, Township 5 South, Range 16 East, Columbia County, Florida and run thence S 89°45'31" E along the North line of said S $\frac{1}{2}$ of NW $\frac{1}{4}$, 39.43 feet to the East right-of-way line of Old Wire Road West, thence S 0°05'07" W along said East right-of-way line, 1505.49 feet, thence S 0°22'35" W along said East right-of-way line, 759.07 feet to The Southwest corner of Lot 7 of Paradise South a subdivision as recorded in Plat Book 6, Pages 67-67A, and the POINT OF BEGINNING, thence continue S 0°22'35" W along said East right-of-way line, 60.00 feet to the Northwest corner of Lot 8, Paradise South; thence S 89°45'31" E along the North line of said Lot 8, Paradise South, 674.57 feet to the Northeast corner of said Lot 8, thence S 89°58'38" E, 2356.38 feet, thence N 0°28'53"E, 60.00 feet, thence N 89°58'38" W, 1380.75 feet, thence N 0°22'23" E, 1899.86 feet, thence N 89°37'37" W, 60.00 feet, thence S 0°22'23" W, 1900.23 feet, thence N 89°58'38" W, 915.85 feet, to the Southeast corner of lot 7, Paradise South; thence N 89°45'31"W, along the South line of said Lot 7, Paradise South 674.45 feet to the East right-of-way line of Old Wire Road and the POINT OF BEGINNING. Containing 6.79 acres, more or less.

Seller is not obligated to maintain any of the Easements described herein. Purchasers, at their option, may do any such maintenance as they deem desirable or necessary, but are under no obligation to do so.

Inst:2006014065 Date:06/12/2006 Time:14:17

loc Stamp-Deed : 126.00

____DC, P. DeWitt Cason, Columbia County B:1086 P:1227