

This Instrument Prepared by & return to:  
Name: DEBORAH MOORADIAN  
Address: 341 SW ADOBE PT. LN.  
LAKE CITY, FLORIDA 32024

Inst:2005024310 Date:10/03/2005 Time:11:26

Doc Stamp-Deed : 0.70

*mk* DC, P. DeWitt Cason, Columbia County B:1060 P:1007

*0602-95*

Parcel I.D. #:03051-005

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 3 day of OCTOBER, A.D. 2005,  
by DEBORAH A. MOORADIAN, AN UNREMARIED WIDOW, hereinafter called the grantor, to  
RICK COULOMBE, A MARRIED PERSON, whose post office address is 1613 DALLAM AVE. NW,  
PALM BAY, FLORIDA 32907, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Columbia County, State of FLORIDA, viz:

COMMENCE AT THE NW CORNER OF THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 02°04'39" E, ALONG THE WEST LINE THEREOF, 499.50 FEET; THENCE N 88°03'08" E, 1101.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 88°03'08" E, 233.39 FEET; THENCE S 02°03'51" E, 377.83 FEET; THENCE S 87°56'41" W, 209.93 FEET; THENCE N 02°03'19" W, 29.52 FEET; THENCE S 87°56'41" W, 23.36 FEET; THENCE N 02°04'53" W, 348.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.01 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS & UTILITIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID EASEMENT LYING 30.00 FEET SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NW CORNER OF THE NW  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S 02°04'39" E, ALONG THE WEST LINE THEREOF, 499.50 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE N 88°03'08" E, 1101.38 FEET TO THE POINT OF TERMINATION OF SAID LINE.

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 he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 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 the presence of:

*George R. Morse*  
Witness Signature

George R. Morse  
Printed Name

*Elizabeth Eberhardt*  
Witness Signature

Elizabeth Eberhardt  
Printed Name

*Deborah A. Mooradian* L.S.

DEBORAH A. MOORADIAN

Address: 341 SW ADOBE PT. LN.  
LAKE CITY, FLORIDA 32024

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3 day of October, 2005, by DEBORAH A. MOORADIAN, who is known to me or who has produced FL Drivers License as identification.



Michael J. Carr  
Commission # DD003756  
Expires Feb. 19, 2006  
Bonded Through  
Atlantic Bonding Co., Inc.

*Michael J. Carr*  
Notary Public

My commission expires 2-19-06