

REC. 10.5.7
V. 85260

46

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328
OFFICIAL RECORDS

00-02593

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

'00 FEB 11 PM 2:07

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

Grantee #1 S.S. [REDACTED]
Grantee #2 S.S. [REDACTED]

Property Appraiser's
Identification Number
15-45-[REDACTED]

WARRANTY DEED

THIS INDENTURE, made this 10th day of February, 2000, BETWEEN DANIEL CRAPPS, as Trustee under Trust Agreement dated January 14, 1996, known as Callaway Land Trust, whose post office address is 4400 W US Highway 90, Lake City, Florida 32055 of the County of Columbia, State of Florida grantor*, and RICHARD SCHULTZ and DONNA G. SCHULTZ, Husband and Wife whose post office address is Route 22 Box 2715, Lake City, Florida 32024, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten 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:

Lot 16, CALLAWAY SUBDIVISION, UNIT ONE, a subdivision according to the plat thereof recorded in Plat Book 6, Page 153 of the public records of Columbia County, Florida.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

Documentary Stamp \$ 852.60
Intangible Tax 6
By DeWitt Cason
Clk. of Court
By MARK D.C.

416

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand
and seal the day and year first above written. BK 0896 PG2441

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Signed, sealed and delivered
in our presence:

Lisa C. Ogburn
(Signature of First Witness)
Lisa C. Ogburn
(Typed Name of First Witness)

Daniel Crapps (SEAL)
Grantor
DANIEL CRAPPS, Trustee
Printed Name

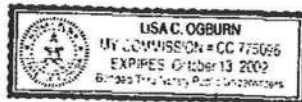
DeEtte F. Brown
(Signature of Second Witness)
DeEtte F. Brown
(Typed Name of Second Witness)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10th
day of February, 2000, by DANIEL CRAPPS, as Trustee under Trust
Agreement dated January 14, 1996, known as Callaway Land Trust, who
is personally known to me and who did not take an oath.

My Commission Expires:

Lisa C. Ogburn
Notary Public
Printed, typed, or stamped name:



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This Warranty Deed Made the 13TH day of JULY A. D. 2000 by
DANIEL CRAPPS, TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 14, 1996
KNOWN AS CALLAWAY LAND TRUST
hereinafter called the grantor, to
RICHARD AND DONNA G. SCHULTZ

OFFICIAL RECORDS

whose postoffice address is ROUTE 22, BOX 2715 - LAKE CITY, FLORIDA 32024
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, of the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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:

SEE ATTACHED ADDENDUM "A"

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Intangible Tax
P. DeWitt Cason
Clerk of Court
By *MC* D.G.

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, 19

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:

Lisa Hicks
Mary Lyons

Daniel Crapps
DANIEL CRAPPS, TRUSTEE

4400 WEST US 90
LAKE CITY FL 32055

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 acknowledgements, personally appeared
DANIEL CRAPPS, TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 14, 1996
KNOWN AS CALLAWAY LAND TRUST

to me known to be the person described in and who executed the foregoing instrument and
HE acknowledged before me that HE executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of July, A.D. 2000

PREPARED BY:
CALLAWAY LAND TRUST
DANIEL CRAPPS, TRUSTEE
4400 WEST US 90
LAKE CITY FL 32055



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ADDENDUM "A"

BK 0906 PG 0456

Commence at the northeast corner of Section 15, Township 4 South, Range 16 East, Columbia County, Florida and run thence S 87°58'20" W along the North line of Section 15, 718.76 feet; thence S 2°01'56" E, 561.52 feet to the North line of Callaway Subdivision, Unit 1, as recorded in Plat Book 6, Page 153 of the public records of Columbia County, Florida; thence N 89°59'54" E along said North line, 192.95 feet to the East line of said subdivision; thence S 1°55'40" E along said East line, 318.50 feet; thence S 13°16'19" E still along said East line, 102.64 feet; thence S 23°58'38" E still along said East line, 60.00 feet to a point on a curve; thence Westerly along said curve concave to the North, having a radius of 455.00 feet and a central angle of 2°43'27", an arc distance of 21.63 feet to a point of curve; thence Westerly along said curve concave to the North, having a radius of 480.00 feet and a central angle of 6°31'10", an arc distance of 54.62 feet to the POINT OF BEGINNING and also a point of curve; thence Westerly along said curve concave to the North, having a radius of 480.00 feet and a central angle of 3°27'38", an arc distance of 29.02 feet to the Northeast corner of Lot 16 of said Callaway Subdivision; thence S 11°23'41" E along the East line of said Lot 16, 175.40 feet to the Southeast corner of said Lot 16; thence N 81°01'14" E, 29.00 feet; thence N 11°23'41" W, 177.50 feet to the POINT OF BEGINNING. Containing 0.12 acres, more or less.

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