

This Instrument Prepared by & return to:

Name: administrator, an employee of
TITLE OFFICES, LLC
Address: 1089 SW MAIN BLVD.
LAKE CITY, FLORIDA 32025
04Y-05042JK
Parcel I.D. #: 09415-000

Inst: 2004013990 Date: 06/17/2004 Time: 09:47

Doc Stamp-Deed : 308.00

DC, P. DeWitt Cason, Columbia County B: 1018 P: 1239

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 11th day of June, A.D. 2004, by **GLENN FARMS, INC.**, having its principal place of business at **P.O. BOX 66, FORT WHITE, FLORIDA 32038**, hereinafter called the grantor, to **CHRISTOPHER J. CONGDON and ELIZABETH R. CONGDON, HIS WIFE**, whose post office address is **5935 NW 38th Terrace, Gainesville, FL 32653**

hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" 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 grantees all that certain land situate in **Columbia County, State of FLORIDA**, viz:

Lot 18, **MAGNOLIA PLACE**, according to the map or plat thereof as recorded in Plat Book 7, Page 174-179, of the Public Records of Columbia County, **FLORIDA**.

Easements in favor of **CLAY ELECTRIC COOPERATIVE, INC.**, recorded in Official Records Book 1007, Page 2738 and in Official Records Book 1007, Page 2743, of the Public Records of Columbia County, **FLORIDA**.

Subject to declaration of covenants, conditions and restrictions as recorded in Official Records Book 1016 Page 1293, but omitting any covenant or restrictions as to race, color, religion, sex, handicap, familial status or national origin.

Restrictions, conditions, reservations, easements, and other matters common to the subdivision or shown on the map or plat thereof recorded in Plat Book 7, Page 174-179, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin.

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 grantees that it is lawfully seized of said land in fee simple; that it 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, 2003.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

GLENN FARMS, INC.

By: Judy Glenn L.S.
Name: Judy Glenn
Title: Sec/Treas.

Witness Signature

Printed Name

Witness Signature

Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14th day of June, 2004, by
Judy Glenn as Secretary of GLENN FARMS, INC., a Florida corporation.
He (she) is personally known to me or has produced _____ as identification.

Martha Bryan
Notary Public
My commission expires _____



Martha Bryan
MY COMMISSION # 00731534 EXPIRES
August 10, 2007
BOARDED THROUGH ESTATEPLANET, INC.

Inst:2004013990 Date:06/17/2004 Time:09:47

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DC,P.Dewitt Cason,Columbia County B:1010 P:1240