

Prepared by:
Michael H. Harrell
Abstract & Title Services, Inc.
283 NW Cole Terrace
Lake City, Florida 32055

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 21st day of August, 2006 by

Kathy J. Puerner, A Single Person

hereinafter called the grantor, to

Richard A. Sauls, and his wife, Gloria Lynn Sauls

whose post office address is: 335 SW Tina Glenn, 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 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# R08107-039

Lot No. 39, of Edgewood Estates, a subdivision according to the plat thereof as recorded in Plat Book 4, Page 44, 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, 2005.

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:

Babe D McQuillan
Witness

Babe D McQuillan
Printed Name

Cheryl Beatty
Witness

Cheryl Beatty
Printed Name

Kathy J. Puerner
Kathy J. Puerner

Inst:2006020062 Date:08/23/2006 Time:15:12

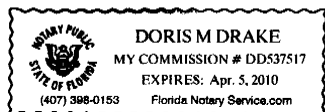
Doc Stamp-Deed : 1351.00

19 DC, P. DeWitt Cason, Columbia County B:1093 P:1955

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of August, 2006 by Kathy J. Puerner, A Single Person personally known to me or, if not personally known to me, who produced a driver license for identification and who did not take an oath.

(SEAL)



[Signature]
Notary Public

My Commission Expires: