

consideration
7,829.22
Rec. 18, 57
Doc. 55, 20

Prepared By and Return To:
Deas Bullard Properties, LLP
672 East Duval Street
Lake City, Florida 32055

Inst: 201012001737 Date: 2/4/2010 Time: 3:15 PM
Doc. Stamp: Deed: 55 30
D.C.P. DeWitt Cason, Columbia County Page 1 of 2 B: 1188 P: 1863

WARRANTY DEED

This Warranty Deed made this 27th day of January 2010 by **Deas Bullard Properties, LLP**, a Florida limited liability partnership, hereinafter referred to as Grantor to **Ruth A. Raymond, f/k/a/ Ruth A. Mahaffy**, whose post office address is 279 NW Union Park Rd., Wellborn, FL 32094, hereinafter referred to as the Grantee.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida. Parcel Identification Number 11-5s-15-00157-101

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF

This Warranty Deed is given subject to the utility easements of record and oil, gas and mineral rights of record, if any.

N.B.: The purpose of this deed is to fulfill the terms and conditions of that certain Contract For Deed dated March 22, 1994, recorded March 29, 1994, in Official Records Book 788, page 613, Public Records of Columbia County, Florida between the Grantors and Sharon S. Davis and Ruth A. Mahaffy, Grantees. **ORIGINAL SELLING PRICE OF \$7,829.22.**

N.B.: Reference that Quit Claim Deed between Sharon S. Davis, a/k/a Sharon A. Davis, first party to Ruth A. Mahaffy, second party, dated January 30, 1997, recorded January 31, 1997, in Official Records Book 834 page 413 Public records of Columbia County, Florida.

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 as noted above and taxes accruing subsequent to December 31, 2008.

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:

DEAS BULLARD PROPERTIES, a Florida limited liability partnership

Martha Jo Khachigan L.S.
By: Martha Jo Khachigan, Partner

Holly C. Hanover
Witness: Holly C. Hanover

Traci Acosta
Witness: Traci Acosta

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Martha Jo Khachigan, Partner, on behalf of Deas Bullard Properties, a Florida limited liability partnership. She is personally known to me and who executed before me the foregoing deed and acknowledged before me that she executed the same.

WITNESSES my hand and official seal in the County and State last aforesaid this 27 day of January 2010.



Holly C. Hanover
Commission # DD553935
Expires May 18, 2010
Bonded Troy Fen - Insurance, Inc. 800-385-7019

Holly C. Hanover
Holly C. Hanover
Notary Public, State of Florida
My Commission Expires: 5/18/10

SCHEDULE A

DESCRIPTION

BEGIN at the Northwest corner of the Southwest $\frac{1}{4}$, Section 11, Township 3 South, Range 15 East, Columbia County, Florida and run thence S $89^{\circ}36'17''$ E along the North line of said SW $\frac{1}{4}$, 398.31 feet, thence S $1^{\circ}15'33''$ W parallel to the West line of said Section 11, 656.25 feet, thence N $89^{\circ}36'15''$ W, 398.31 feet to the West line of said Section 11, thence N $1^{\circ}15'33''$ E along said West line of Section 11, 656.25 feet to the POINT OF BEGINNING. Said lands being subject to County road right-of-way along the North and West sides thereof. Containing 6.00 acres, more or less.