

REC. \$18.50
Doc. Stamps \$805.00
RETURN TO
U. S. Title
642 N.E. Santa Fe Blvd.
High Springs, FL 32043
USH-3838.

Inst:200712014327 Date:6/27/2007 Time:11:11 AM
Doc Stamp-Deed:805.00
DC, P DeWitt Cason, Columbia County Page 1 of 2

Parcel I.D. No.: R03940-000
[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **15th** day of **June, 2007** BETWEEN **RONALD D. PRESTON and CINDY PRESTON, HUSBAND AND WIFE**, GRANTOR*, whose post office address is 479 SW OLD SPANISH ROAD, FT. WHITE, FL 32038 and **KRISTINE K. ESKELIN, A SINGLE WOMAN**, GRANTEE*, whose post office address is 1739 5TH AVENUE NORTH, JACKSONVILLE BEACH, FL 32250.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs forever the following described land located in the County of COLUMBIA, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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, 2006.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Typed Name: JANNETTE S. BOYD

RONALD D. PRESTON

Typed Name: Crystal L. Norton

CINDY PRESTON

COUNTY OF ALACHUA
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **June 15th, 2007** by **RONALD D. PRESTON and CINDY PRESTON, HUSBAND AND WIFE**, who is/are personally known to me or have produced their Driver's Licenses as identification.



Jannette S. Boyd
MY COMMISSION # DD230332 EXPIRES
August 7, 2007
CONT'D THRU TROY FAIN INSURANCE, INC.

NOTARY PUBLIC, STATE OF _____ AT LARGE

Name: _____

COMMISSION EXPIRATION: _____

THIS INSTRUMENT WAS PREPARED BY: JANNETTE S. BOYD, an employee of U.S. TITLE, 642 N.E. SANTA FE BLVD., HIGH SPRINGS, FLORIDA 32643, as a necessary incident to fulfill the requirements of a Title Insurance Binder issued by it. USH-3838.

EXHIBIT "A"

A PART OF THE WEST ½ OF SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 16 EAST; THENCE RUN SOUTH 00°08'44" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST ¼ 805.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°19'33" EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 403.35 FEET; THENCE SOUTH 00°06'38" WEST, A DISTANCE OF 574.11 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 238 (ELM CHURCH ROAD); THENCE NORTH 80°41'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 152.04 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO SOUTHEAST AND HAVING A RADIUS OF 5769.64 FEET AN ARC DISTANCE OF 256.01 FEET TO A CHORD BEARING OF NORTH 81°56'50" WEST AND A CHORD DISTANCE OF 255.99 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 00°08'44" EAST ALONG SAID WEST LINE OF THE SOUTHEAST ¼ A DISTANCE OF 508.91 FEET TO THE POINT OF BEGINNING.