

Rec. \$10.00
Doc. stamps. \$455.00
RETURN TO

U. S. Title
642 N.E. Santa Fe Blvd.
High Springs, FL 32643

USH-3445.

Inst:2006006968 Date:03/21/2006 Time:13:27

Doc Stamp-Deed : 455.00

PARCEL ID# (To be cut out of R03767-000)
BUYER'S TIN#

DC, P. DeWitt Cason, Columbia County B:1078 P:68

WARRANTY DEED

THIS INDENTURE, Made this 10th day of March, 2006, BETWEEN **SEDFIELD LAND COMPANY, a Florida Corporation** grantor whose address is **5345 ORTEGA BLVD., SUITE #7, JACKSONVILLE, FL 32210**, and **EDDIE ROSA and NORMA IRIS AYALA-ROSA, HUSBAND AND WIFE** grantee, whose post-office address is: **AYALA**

[The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.]

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$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 said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in **COLUMBIA** County, Florida, to wit:

Lot 16, of SEDFIELD PHASE III, as per plat thereof recorded in Plat Book 8, Pages 60-64, of the Public Records of Columbia County, Florida.

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.

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

Signed, sealed and delivered
in the presence of:

WITNESS James T. Lane, Jr.

WITNESS Heather S. Loveland

SEDFIELD LAND COMPANY

BY Lee D. Wedekind, Jr.
President

STATE OF **FLORIDA**
COUNTY OF

[CORPORATE SEAL]

The foregoing instrument was acknowledged before me this 10th day of March, 2006, by Lee D. Wedekind, Jr., President of SEDFIELD LAND COMPANY on behalf of the corporation. She/He is personally known to me or who has produced a driver's license as identification and who did take an oath.

Heather S. Loveland
Notary Public, State of Florida
My Commission Expires: 03/11/2009
My Commission Number: DD388572

RECORD & RETURN TO:

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-3445.