

Prepared by & Return to:  
Matthew D. Rocco  
Sierra Title, LLC  
619 SW Baya Drive, Suite 102  
Lake City, Florida 32025

File Number: 07-0215

JUSTICE 46

### General Warranty Deed

Made this June <sup>A</sup>6, 2007 A.D. By Jacob Mathews, 5230 N. Clarke Ave., Suite 4, Lakewood, California 90712, hereinafter called the grantor, to Ronald R. Justice and his wife, Connie S. Justice, whose post office address is: 17560 66th Court North, Loxahatchee, Florida 33470, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

Lot 8 of WESTWIND ESTATES, according to the plat thereof, as recorded in Plat Book 7, Pages 126 and 127, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or a members of the household of Grantor(s) reside thereon.

Parcel ID Number: R02791-108

**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 taxes accruing subsequent to December 31, 2006.

**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:

[Signature]  
Witness Printed Name: Lisa M. Stoll

[Signature] (Seal)  
Jacob Mathews  
Address: 5230 N. Clarke Ave., Suite 4, Lakewood, California 90712

[Signature]  
Witness Printed Name: JUDY ROSSEL

[Signature] (Seal)  
Address:

State of California  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2007, by Jacob Mathews, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

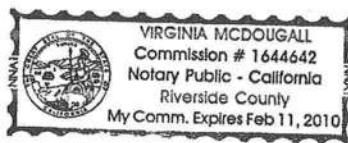
State of California

County of Riverside

On June 6, 2007 before me, Virginia McDougall Notary  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Jacob Mathews  
Name(s) of Signer(s)

☐ personally known to me

☒ (or proved to me on the basis of satisfactory evidence)



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: General Warranty Deed

Document Date: June 6, 2007 Number of Pages: 2 including this Page

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Jacob Mathews

- ☒ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

X

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

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OF SIGNER  
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