

Recording Fees: \$ _____
Documentary Stamps: + _____
Total: \$

Prepared By And Return To:

TITLE OFFICES, LLC
1089 SW MAIN BLVD.,
LAKE CITY, FL. 32025

Inst:2002014003 Date:07/17/2002 Time:06:19:25
Doc Stamp-Deed : 231.00
MLK DC, P. DeWitt Cason, Columbia County B:957 P:2524

File #02Y-06077KW/KIM WATSON

Property Appraisers Parcel I.D. Number(s):
03817-001

WARRANTY DEED

THIS WARRANTY DEED made and executed the 10th day of July, 2002 by SHIRLEY BENNETT, A SINGLE PERSON, hereinafter called the Grantor, to PAUL R. DODGE and CARMEN J. DODGE, HIS WIFE, whose post office address is: 101 FAWN DRIVE, ARCHER, FL 32618, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in COLUMBIA County, State of Florida, viz:

The SF ¼ of the SE ¼ of the SW ¼ of Section 13, Township 6 South, Range 16 East, a/k/a Lot 8, OLD WIRE FOREST, an unrecorded subdivision, Columbia County, Florida. The West 30 feet of said lands being subject to an easement for ingress and egress. (BH/KW)

- Subject to: Restrictions recorded in O.R. Book 941, page 1511, amended in O.R. Book 941, page 1538.
- Subject to: An easement for ingress and egress over and across the West 30 feet for ingress and egress, per O.R. Book 941, Page 1532.
- Subject to: Easement granted to Clay Electric Cooperative by instrument recorded in O.R. Book 939, page 1716.
- Subject to: Roads in subdivision are private and subject to dues and assessments for maintenance.
- Subject to: Dues and assessments in the Old Wire Forest Homeowners Association.
- Subject to: By-laws of the Old Wire Forest Homeowners Association.

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, and hereby 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2001.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Martha Bryan
Witness
MARSHA BRYAN
Witness
Kim Watson

Shirley Bennett
SHIRLEY BENNETT
Address: RT 4 BOX 3398
FT WHITE, FLORIDA 32038

Witness: _____

Address: _____

Witness: _____

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SHIRLEY BENNETT, A SINGLE PERSON, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument. Witness my hand and official seal in the county and state aforesaid this 10th day of July, 2002.

 Martha Bryan
MY COMMISSION # CC856813 EXPIRES
August 10, 2003
I AM NOT A MEMBER OF THE FLORIDA REAL ESTATE ASSOCIATION

Martha Bryan
Notary Public:
Identification Examined: Shirley Bennett