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✓ DC, P DeWitt Cason, Columbia County Page 1 of 2 B-1167 P-2300

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Warranty Deed

This Warranty Deed made this 20th day of February, 2009 between Max E. Semler, a single person whose post office address is 505 Exchange Parkway, Apt. 2303, Allen, TX 72002, grantor, and Timothy R. Walker and Charlyne L. Walker, husband and wife whose post office address is 234 SE Woodhaven Street, Lake City, FL 32025, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseeth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 6, Deerwood Forest-Unit One, according to the map or plat thereof as recorded in Plat Book 4, page 62, public records of Columbia County, Florida.

Parcel Identification Number: R08302-006

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, 2008**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Julia Shomonta

Witness Name: Patricia R. King

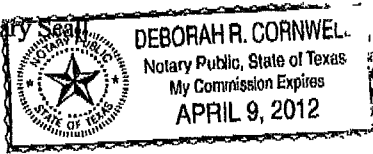
Max E. Semler

(Seal)

State of Texas
County of Collin

The foregoing instrument was acknowledged before me this 19 day of February, 2009 by Max E. Semler, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Deborah Cornwell
Notary Public

Printed Name: Deborah Cornwell

My Commission Expires: 4-9-2012