

Prepared by:

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Abstract & Title Services, Inc.
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Lake City, Florida 32055

ATS# 16741

Warranty Deed

Individual to Individual

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THIS WARRANTY DEED made the 14th day of September, 2007, Cynthia Graves f/k/a Cynthia S. Dicks, and her husband Jack Graves, hereinafter called the grantor, to Hannah Bowen Holcombe whose post office address is: 254 SW Leon Sauls Loop, Lake City, FL 32025 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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: Parcel ID# 09-5S-17-09174-002

See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with a 1990 COLO Doublewide Mobile Home with VIN#CGAD [REDACTED] A & CGAD [REDACTED] B.

TOGETHER with all 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:

Tracy Landey
Witness:
TRACY LANDEY

Printed Name:

Cheryl Beaty
Witness:
Cheryl Beaty

Printed Name:

Cynthia Graves
Cynthia Graves

Jack Graves
Jack Graves

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14th day of September, 2007 by CYNTHIA GRAVES F/K/A CYNTHIA S. DICKS, AND HER HUSBAND, JACK GRAVES personally known to me or, if not personally known to me, who produced Drivers License for identification and who did not take an oath.



[Signature]
Notary Public

ATS #16741

Exhibit "A"

A tract of land in Section 9, Township 5 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, for Point of Beginning; thence run along East Section Line North 150 feet; thence West 200 feet; thence South 150 feet; thence East 200 feet along South line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the Point of Beginning.

ALSO

A tract of land in Section 9, Township 5 South, Range 17 East, Columbia County, Florida, more particularly described as follows: Commence at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 9, for Point of Beginning; thence run along East Section Line South 150 feet; thence West 200 feet; thence North 150 feet; thence East 200 feet to the Point of Beginning.

TOGETHER WITH a perpetual easement for the purpose of ingress and egress across the East 60 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South of County Road No. 240.