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Prepared by:
Elaine R. Davis / Megan M. Harrell
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

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File Number: 08-255

214.500
Rec. 10.00
Dec. 1561.50

Inst. 200812014410 Date: 8/1/2008 Time: 1:05 PM
Doc Stamp Deed: 1501.50
X Doc. P. DeWitt Cason, Columbia County Page 1 of 1 B:1155 P:2203

Warranty Deed

Made this July 30, 2008 A.D.

By **F. S. OOSTERHOUDT, III** a married man not residing, 186 SE Newell Drive, Lake City, Florida 32025, hereinafter called the grantor,

to **JAMES C. SMITH, JR. and CANDY J. SMITH, husband and wife**, whose post office address is: 187 NW Kyle Court, Lake City, Florida 32055, 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 25, WOODS AT FALLING CREEK, a subdivision according to the Plat thereof as recorded in Planned Rural Residential Development Book 1 pages 18-21, 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 any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 01890-125

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, 2007.

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:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

[Signature] (Seal)
F. S. OOSTERHOUDT, III
Address: 186 SE Newell Drive, Lake City, Florida 32025

Megan M. Harrell
Witness Printed Name Megan M. Harrell

____ (Seal)
Address: _____

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 30 day of July, 2008, by F. S. OOSTERHOUDT, III a married man not residing, who is/are personally known to me or who has produced Drivers Licenses as identification.

Elaine R. Davis
Notary Public
Print Name: ELAINE R. DAVIS

My Commission Expires:

