

Prepared by:

Elaine R. Davis / Megan Marable
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 07-341

Inst: 200712020020 Date: 9/4/2007 Time: 2:57 PM

Doc Stamp-Deed: 875.00

19 - DC, P. DeWitt Cason Columbia County Page 1 of 4

Warranty Deed

Made this August 27th, 2007 A.D.

By **THEODORE D. MAAS, JR., A/K/A THEODORE D. MAAS, II, HOLLY BURNETTE, MARY BATSON, SUE GATZ AND PAM ROMPA**, hereinafter called the grantors, to

SHANNON L. PINEDO, whose post office address is: 151 SE Polk Lane, Lake City, Florida 32025, 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 22, VILLAGE WOOD SUBDIVISION, UNIT 1, a Subdivision according to the plat thereof as recorded in Plat Book 4 Page 49, of the Public Records of Columbia County, Florida.

NB: Grantors are all the heirs of Anna May Maas.

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: **08360-022**

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:

Elaine R. Davis

Witness Printed Name Elaine R. Davis

Kim Eggleston

Witness Printed Name Kim Eggleston

THEODORE D. MAAS, JR., A/K/A
THEODORE D. MAAS, II

Address: CS11B004 3701 Junius Street, Dallas Texas 75246

HOLLY BURNETTE

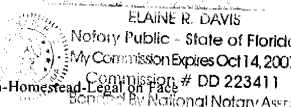
121 SE Mohawk Way, Lake City, Florida 32025

SUE GATZ

8765 NW 73 Lane, Lake Butler, Florida 32054

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 27th day of August, 2007, by **THEODORE D. MAAS JR., HOLLY BURNETTE AND SUE GATZ** who is/are personally known to me or who has produced DRIVERS LICENSES as identification.



DEED Individual Warranty Deed With Non-Homestead Legal or Equitable Interest
Closers' Choice

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

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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:

Heather Stinson
Witness Printed Name Heather Stinson

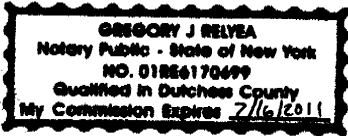
Lisa Raymond
Witness Printed Name Lisa Raymond

Mary Batson (Seal)
MARY BATSON
11 Clinton Avenue, Salt Point, NY 12578

State of NEW YORK
County of Dutchess

The foregoing instrument was acknowledged before me this 23 day of August, 2007, by MARY BATSON, who is/are personally known to me or who has produced N.Y. O.C. as identification.

Gregory J. Relyea
Notary Public
Print Name: Gregory J. Relyea
My Commission Expires: 7/16/2011



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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

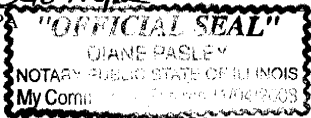
Signed, sealed and delivered in our presence:

Anna Kujawski
Witness Printed Name ANNA KUJAWSKI

Nancy Miller
Witness Printed Name NANCY MILLER

State of ILLINOIS
County of DuPage

Pam Rompa
PAM ROMPA (Seal)



Diane Pasley
DIANE PASLEY (Seal)
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 11/04/2008

The foregoing instrument was acknowledged before me this 24th day of August, 2007, by PAM ROMPA, who is/are personally known to me or who has produced ILDLR510-6725-5663 as identification.

Diane Pasley
Notary Public
Print Name: DIANE PASLEY
My Commission Expires: 11/04/2008

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Schedule "A"

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