

Prepared by:

American Title Services of Lake City, Inc.  
330 SW Main Boulevard  
Lake City, Florida 32025

File Number: 05-934

Inst:2006001253 Date:01/18/2006 Time:16:26

Doc Stamp-Deed : 700.00

59 DC, P. DeWitt Cason, Columbia County B:1071 P:1158

## Warranty Deed

Made this January 18<sup>th</sup>, 2006 A.D.

By **Billy Leak, an unmarried man**, 4846 North University Drive #351, Lauderhill, FL 33351, hereinafter called the grantor,  
to **Mervin Wayne Dale**, 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 76 OF AN UNRECORDED SUBDIVISION KNOWN AS CARDINAL FARMS PHASE 3 A parcel of land in Section 2, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of Section 2, Township 6 South, Range 16 East, Columbia County, Florida and run thence South 88°10'29" West along the South line of the Southeast 1/4 of Section 2 a distance of 2643.70 feet to the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 2; Thence North 01°16'50" West along the West line of the Southwest 1/4 of the Southeast 1/4 of Section 2 a distance of 72.35 feet to the POINT OF BEGINNING; Thence continue North 01°16'50" West along said West line of the Southwest 1/4 of the Southeast 1/4 of Section 2 a distance of 1251.62 feet; Thence South 43°50'37" East a distance of 745.64 feet; Thence South 01°16'50" East a distance of 710.47 feet to a point on the Northerly maintained Right-of-Way line of Old Ichetucknee Road; Thence Westerly along said Northerly maintained Right-of-Way line of Old Ichetucknee Road a distance of 505 feet, more or less, to the POINT OF BEGINNING.**

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: R03815-176

**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, 2005.

Prepared by:

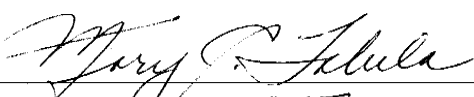
American Title Services of Lake City, Inc.  
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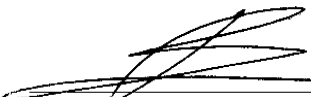
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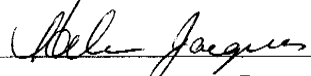
Inst:2006001253 Date:01/18/2006 Time:16:26  
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DC, P. DeWitt Cason, Columbia County B:1071 P:1159

**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:*

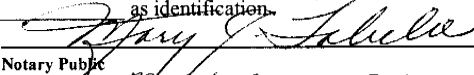
  
Witness Printed Name MARY C. TABELA

 (Seal)  
Billy Leak  
Address: 4846 North University Drive #351, Lauderdale, FL 33351

  
Witness Printed Name HELEN JACQUES

State of Florida  
County of BROWARD

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of January, 2006, by Billy Leak, an unmarried man, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public  
Print Name: MARY C. TABELA  
My Commission Expires: 4/10/07



Mary C. Tabela  
Commission #DD204228  
Expires: Apr 16, 2007  
Bonded Thru  
Atlantic Bonding Co., Inc.