

WARRANTY DEED
INDIVID. TO INDIVID.

RANCO FORM 01

John H. Deas
184 Palm Circle
Lake City FL 32055

This instrument prepared by:

John H. Deas
184 Palm Circle
Lake City FL 32055

Property Appraiser's Parcel Identification (Folio) Number(s):
21-5s-16-03671-016

Grantee(s) S.S. #s: 265-94-2898 & 261-70-3279

97-12197

FILED AND RECORDED IN
RECORDS OF COLUMBIA COUNTY

1997 SEP -2 AM 9:54

RECORDED
BY: [Signature]
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

This Warranty Deed Made the 26th day of August, A.D. 19 97 by Audrey S. Bullard and John H. Deas, an unmarried widower and surviving spouse of Bettie H. Deas, who died on July 8, 1997, hereinafter called the grantor, to CHARLES ROBERT GIORGIANNI AND MARSHA W. GIORGIANNI, his wife whose post office address is Rt 14 Box 342-AA, Lake City FL 32024 hereinafter called the grantee:

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 situated in Columbia County, State of Florida, viz: Lot #15 Block A, Southern Hills, a subdivision as recorded in Plat Book 5, pages 63 & 63 A, public records of Columbia County, Florida.

N.B.: The purpose of this conveyance is to fulfill the terms and conditions of that certain Agreement for Deed between the grantor and the grantee hereinabove, dated November 23, 1987, recorded August 31, 1989, in Official Records Book 695, pages 490-492, public records of Columbia County, Florida.

This warranty deed is given subject to the oil, gas and mineral rights and easements of record, if any.

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, and hereby 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, 19 89.

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

Signed, sealed and delivered in the presence of:

[Signature] Connie B. Roberts

[Signature] Sue D. Lane

[Signature] Sue D. Lane

[Signature] Connie B. Roberts

[Signature] Sue D. Lane

[Signature] Connie B. Roberts

[Signature] Sue D. Lane

[Signature] Connie B. Roberts

[Signature] Sue D. Lane

[Signature] Connie B. Roberts

[Signature] Sue D. Lane

STATE OF FLORIDA

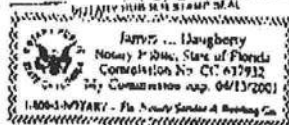
COUNTY OF COLUMBIA

Audrey S. Bullard and John H. Deas

known to me to be the person, or persons, described in and who executed the foregoing instrument, who acknowledged before me that they

executed the same, that I relied upon the following form of identification of the above-named person, or persons, and that an oath (which was not taken)

are personally known to me



SK 0844 PG 2120
Audrey S. Bullard
184 Palm Circle, Lake City FL 32055

John H. Deas
184 Palm Circle, Lake City FL 32055

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid this 26th day of August, A.D. 19 97.

James L. Daugherty