

Prepared by:
Elaine R. Davis / Kim Albritton
American Title Services of Lake City, Inc.
330 SW Main Boulevard
Lake City, Florida 32025

Inst: 2006001676 Date: 01/24/2006 Time: 10:27
Doc Stamp-Deed : 105.00
mk DC, P. Dewitt Cason, Columbia County B: 1071 P: 2370

File Number: 06-132

Warranty Deed

Made this January 21, 2006 A.D.,

By **Lynda Lou Graham**, a single woman, whose post office address is: 2881 County Road 21B SE, Keystone Heights, Fl., hereinafter called the grantor,

to **Dean L. Smith and Diane V. Smith, husband and wife**, whose post office address is: 222 NW Jessup Court, Lake City, Fl. 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 County, Florida, viz:

Lots 6, 7, 8, 9 and 10, Block 7, Mason City Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page 31, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **R09340-039**

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.

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**

Lynda Lou Graham (Seal)

Lynda Lou Graham
Address: 2881 County Road 21B SE
Keystone Heights, Fl.

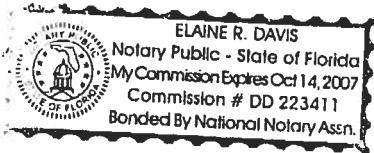
Witness Printed Name *Johnny M. Hamm*

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 21st day of January, 2006, by Lynda Lou Graham, who is/are personally known to me or who has produced drivers license as identification.

Elaine R. Davis

Notary Public
Print Name: **ELAINE R. DAVIS**
My Commission Expires: _____



Contract Date 1-14-06

Contract Expires 2-14-06

CONTRACT FOR PURCHASE OF REAL ESTATE

Buyer: Dean L. Diane V. Smith

Address: 222 N W Jessup Ct. Phone: 386 755 7514

Lake City FL 32055

SS#(H) 263-67-8600 SS#(W) 262-65-4591

Seller: Lynda Graham

Address: 2881 County Rd 21B SE Phone: 352 473 8680

Keystone Heights

SS#(H) _____ SS#(W) 264-90-5246

Purchase Price: \$15000

Deposit: 500⁰⁰

Being Held By Lynda Graham

Lynda Graham

Legal Description of Property or Deed Attached:

Financing Terms:

Seller Closing Costs:

Buyer Closing Cost:

Title Insurance Will Be Paid By Buyer

Taxes To Be Proate

Yes

No

Lynda Graham 1-14-06
Seller Date

Lynda Graham 1-14-06
Seller Date

Dean Diane Smith 1-14-06
Buyer Date

Dean Smith

Dean L Smith 1-14-06
Buyer Date
Diane Smith

Comments:

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
09340-039		14,066	0	14,066	003

0021631 01 AT 0.292 AUTO T3 0 0810 32656-123
GRAHAM, LYNDA
8881 CR 21B SE
KEYSTONE HEIGHTS FL 32656-5860

SEE INSERT FOR IMPORTANT INFO
AND TELEPHONE NUMBERS
WWW.COLUMBIATAXCOLLECTOR.COM

22-5S-17 0700/0700 1.62 Acres
LOTS 6 THRU 10 BLOCK 7 MASON
CITY S/D: ORB 884-471
SUWANNEE CO CS #100 12-DR,
904-2173

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
C001 BOARD OF COUNTY COMMISSIONERS	8.7260	220.74
S002 COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	7600	10.69
LOCAL	5.1950	73.07
CAPITAL OUTLAY	2.0000	28.13
W SR SUWANNEE RIVER WATER MGT DIST	.4914	6.91
HLSH SHANDS AT LAKE SHORE	1.7500	24.62
IIDA INDUSTRIAL DEVELOPEMENT AUTH	.1380	1.94
TOTAL MILLAGE 19.0604		AD VALOREM TAXES \$268.10

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
FFIR FIRE ASSESSMENTS	28.09
NON-AD VALOREM ASSESSMENTS \$28.09	

COMBINED TAXES AND ASSESSMENTS		PAY ONLY ONE AMOUNT		See reverse side for Important Information.	
\$296.19					
IF PAID BY PLEASE PAY	Nov 30 284.34	Dec 31 287.30	Jan 31 290.27	Feb 28 293.23	Mar 31 296.19

IF PAID BY