

RETURN TO

U. S. Title
642 N.E. Santa Fe Blvd.
High Springs, FL 32643

Inst: 2006012319 Date: 05/22/2006 Time: 10:03

Doc Stamp-Deed : 315.00

S.F. DC, P. Dewitt Cason, Columbia County B: 1084 P: 953

44

[Space Above This Line for Recording Data]

Parcel I.D. No.: 00-00-00-01191-000

WARRANTY DEED

This Indenture made this 9th day of May, 2006 BETWEEN SCOTT A. METZGAR, A SINGLE MAN, GRANTOR*, whose post office address is C/O WILLIAM METZGAR, 104 MARSH LANE, WIND GAP, PA 18091 and CAROLYN DYESS, a Married Woman, GRANTEE*, whose post office address is 2560 INISBROOK ROAD, WEST PALM BEACH, FL 33407.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of COLUMBIA, State of Florida, to-wit:

Lots 58C and 59, UNIT 19, THREE RIVERS ESTATES, a subdivision as recorded in Plat Book 6, Page 13, of the Public Records of Columbia County, Florida.


SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES


Typed Name: MARIANNA WERLEY


SCOTT A. METZGAR


Typed Name: JAMES CYBACK

COUNTY OF
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on May 9th, 2006 by SCOTT A. METZGAR, A SINGLE MAN, who is/are personally known to me or has produced his/her Driver's License as identification.

[Seal]

NOTARY PUBLIC, STATE OF PA AT LARGE

Name: MARK W. METZGAR

COMMISSION EXPIRATION:

NOTARIAL SEAL
MARK WILLIAM METZGAR, NOTARY PUBLIC
WORCESTER TWP, MONTGOMERY COUNTY
MY COMMISSION EXPIRES DECEMBER 24, 2006

THIS INSTRUMENT WAS PREPARED BY: JANNETTE S. BOYD, an employee of U.S. TITLE, 642 N.E. SANTA FE BLVD., HIGH SPRINGS, FLORIDA 32643, as a necessary incident to fulfill the requirements of a Title Insurance Binder issued by it. USH-3557.