

Prepared by:  
Lyndi Skinner/Blaine R. Davis  
American Title Services of Lake City, Inc.  
330 SW Main Boulevard  
Lake City, Florida 32025

File Number: 05-348

Inst: [redacted] Date: 07/12/2005 Time: 11:29  
Doc Stamp-Deed : 714.00  
[Signature] DC, P. DeWitt Cason, Columbia County B:1051 P:1362

## Warranty Deed

Made this July 8, 2005 A.D.

By **Jim R. Martin and Carol A. Martin, husband and wife**, PO Box 2726, Lake City, FL 32056, hereinafter called the grantor,  
to **Tracy A. Good and Randy K. Good, wife and husband**, whose post office address is: 7610 NW 14th Street, Pembroke Pine, FL 33024, 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:

See Attached Schedule "A"

Parcel ID Number: R09607-000

**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, 2004.

**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:*

Lyndi Skinner  
Witness Printed Name LYNDI SKINNER

Jim R. Martin (Seal)  
Jim R. Martin  
Address PO Box 2726, Lake City, FL 32056

Yvonne Lang  
Witness Printed Name Yvonne Lang

Carol A. Martin (Seal)  
Carol A. Martin  
Address:

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 8th day of July, 2005, by Jim R. Martin and Carol A. Martin, husband and wife, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



Lyndi Skinner  
My Commission DD150708  
Expires September 17, 2008

Lyndi Skinner  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission  
Expires: \_\_\_\_\_

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### "Schedule A"

Description: Parcel "B" Begin at the NE corner of the NW 1/4 of Section 5, Township 6 South, Range 17 East, Columbia County, Florida, and run thence s. 89°41'08" W., along the North line of said NW 1/4, 783.18 feet, thence S. 00°18'52" E, 613.81 feet to a point on the North right of way of a 60 foot easement said point being on a curve of a curve to the right having a radius of 530.00 feet, an included angle of 02°04'47", a chord bearing of S89°40'56"E., and a chord distance of 19.24 feet; thence Northeasterly along the arc of said curve an arc distance of 19.24 feet; thence S.88°38'33"E., 741.64 feet; thence leaving said right of way N.01°43'27"E., 636.06 feet to the Point of Beginning. Columbia county, Florida.

Subject to an easement over and across the North 30 feet as recorded in Official Records Book 348, Page 505, Public Records of Columbia County, Florida.