

Prepared by and return to:

Kathryn Lilly
Employee
Haile Title Company, LLC
219 SE Baya Dr.
Lake City, FL 32025
386-754-6600
File Number: LC07-037
Will Call No.:

Inst:2007011864 Date:05/29/2007 Time:16:55

Doc Stamp-Deed : 1099.00

DC.P.Dewitt Cason,Columbia County B:1120 P:1101

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Warranty Deed

This Warranty Deed made this 25th day of May, 2007 between Wayne E. Roseke whose post office address is: 22060 47th Dr. Lake City, FL 32024 and Janice R. Northup, whose post office address is 25 Fisher Way Sharpsburg, GA 30277 and Wanda R. Cassidy, whose post office address is 21861 45th Dr. Lake City, FL 32024, grantor, and Carson Bruce Lyon, Trustee of the Heather Stitsinger Irrevocable Special Needs Trust dated May 12, 2006 whose post office address is 143 SW Blaine Ct., Lake City, FL 32025, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lot 27 of COUNTRY VILLAGE, a subdivision, according to the Plat thereof as recorded in Plat Book 4, Page(s) 103, of the Public Records of Columbia County, Florida.

Parcel Identification Number: 07-4S-17-08120-027

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is:

Wayne E. Roseke - 22060 47th Dr. Lake City, FL 32024

Janice R. Northup - 25 Fisher Way Sharpsburg, GA

Wanda R. Cassidy - 21861 45th Dr. Lake City, FL 32024

Subject to taxes for 2007 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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; 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, 2006.

Signed, sealed and delivered in our presence:

Kim Eggleton
Witness Name: Kim Eggleton

Wayne E. Roseke (Seal)
Wayne E. Roseke

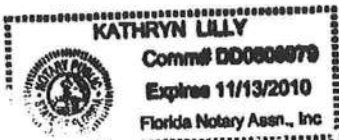
Nathan Lilly
Witness Name: Nathan Lilly

Wanda R. Cassidy (Seal)
Wanda R. Cassidy

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 25th day of May, 2007 by Wayne E. Roseke and Wanda R. Cassidy, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Kathryn Lilly

My Commission Expires: 11/13/10

Signed, sealed and delivered in our presence:

Twylann Wellborn
Witness Name: Twylann Wellborn

Janice R. Northup (Seal)
Janice R. Northup

KAZSA BRIDGES
Witness Name: KAZSA BRIDGES

State of: GEORGIA
County of: CONETTA

The foregoing instrument was acknowledged before me this 18 day of May, 2007 by Janice R. Northup, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: KAZSA BRIDGES

My Commission Expires: NOV 28 2009