

Prepared by and return to:
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Warranty Deed

This Warranty Deed made this 29th day of March 2004, between Jerry G. Sullivan and Jennifer Sullivan, husband and wife whose post office address is PO Box 569, High Springs, FL 32655, grantor, and Ramatha Kaminskas and Deborah Kaminskas, husband and wife whose post office address is PO Box 1405, High Springs, FL 32655, 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 Thirty-One (31), A Replat of Lots 38, 45 and 46 of Santa Fe River Plantations, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 13 through 13D, Public Records of Columbia County, Florida.

Parcel Identification Number: R10058-621

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

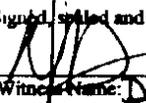
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

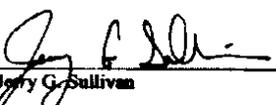
To Have and to Hold, the same in fee simple forever.

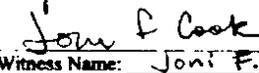
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Denise Lowry Hutson

 (Seal)
Jerry G. Sullivan


Witness Name: Joni F. Cook

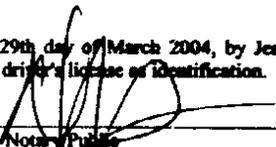
 (Seal)
Jennifer A. Sullivan

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 29th day of March 2004, by Jerry G. Sullivan and Jennifer Sullivan, who are personally known or have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Denise Lowry Hutson

My Commission Expires: _____