

PREPARED BY AND RETURN TO:  
ALACHUA COUNTY ABSTRACT COMPANY  
215 SE 2ND AVENUE  
GAINESVILLE, FL 32601  
BY: Mary Bennett -jmb  
69,543-TI

\$ 90.30  
DOCUMENTARY STAMP  
INTANGIBLE TAX  
P. DEWITT CASON, CLERK OF  
COUNTY, COLUMBIA COUNTY  
BY: *Mary Bennett*

## WARRANTY DEED

THIS INDENTURE, Made this 31 day of July, 1995, Between

Wayne O. Grasse and April A. Grasse, husband and wife,  
whose post office address is: 106 Suffolk Court, Longwood, Florida 32779

of the County of Seminole, State of Florida, grantor\*, and

Reed W. Kellner and Susan J. Kellner, husband and wife,  
whose post office address is: 1202 Barnstable Circle, West Palm Beach, Florida 33414

of the County of Palm Beach, State of Florida, grantee\*,

WITNESSETH, That said grantor, for and in consideration of the sum of ---Ten and 00/100---(\$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 said grantee, and grantee's heirs and assigns forever, the following  
described land, situate, lying and being in Columbia County, Florida, to wit:

Lot One (1), Block C of Ichetucknee Pines, a subdivision  
according to plat thereof recorded in Plat Book 5, page 94-94A  
of the Public Records of Columbia County, Florida.

SUBJECT TO: taxes for 1995 and subsequent years, easements and restrictions  
of record and applicable zoning laws.

TAX PARCEL NUMBER: 16-6S-16-03832-109

GRANTEES' SSN respectively: 130-38-8851 096-50-7122

Subject to a Reservation by Kate R. Henderson, et al. of an undivided interest in  
oil, gas and mineable minerals, including phosphates as contained in the Warranty Deed  
dated March 30, 1967 and recorded in Official Records Book 220, page 318 and re-recorded  
in Official Records Book 619, page 785, all of the Public Records of Columbia County,  
Florida.

EX 0809 PG0514

OFFICIAL RECORDS

95-10142

RECORDED  
1995 AUG 11 10 23  
P. DEWITT CASON  
CLERK OF  
COUNTY, COLUMBIA COUNTY  
BY: *Mary Bennett*

BK 0809 PG0515

OFFICIAL RECORDS

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all person whomsoever.

\*\*Grantor" and "grantee" are used for singular or plural as context requires.

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:

Evelyn Mathis  
Signature of witness #1

Typed name: EVELYN MATHIS

Tracey Partin  
Signature of witness #2

Typed name: Tracey Partin

Wayne O. Grasse (seal)  
Wayne O. Grasse

April A. Grasse (seal)  
April A. Grasse

State of Florida

County of Seminole

The foregoing instrument was sworn to, subscribed and acknowledged before me this date of 31, July, 1995  
by Wayne O. Grasse and April A. Grasse, husband and wife who produced

DL  
as identification.

(affix notary seal)



EVELYN MATHIS  
My Comm Exp: 10/22/96  
Bonded By Service Ins  
No. CC237783

☐ Known ☒ Other I, B.

Evelyn Mathis (seal)  
Notary Public  
Typed name: EVELYN MATHIS  
My commission number is: CC237783  
My commission expires: 10-22-96