

Prepared by:  
Elaine R. Davis / Megan M. Harrell  
American Title Services of Lake City, Inc.  
321 SW Main Boulevard, Suite 105  
Lake City, Florida 32025

File Number: 08-163

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DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1156 P:248

### Warranty Deed

Made this August 7<sup>th</sup>, 2008 A.D. By

**Margaret P. Wooley**, as Trustee of the **Margaret P. Wooley Revocable Living Trust Dated November 16, 1998**, who post office address is: **3001 SW Elim Church Road, Ft. White, Florida , 32038**, hereinafter called the grantor,

to **Deborah L. Osborne**, whose post office address is: **Post Office Box 2262, Lake City, Florida 32056**, 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: **03943-008**

**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, 2007.

**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:*

Megan M. Harrell  
Witness Printed Name Megan M. Harrell

Margaret P. Wooley (Seal)  
Margaret P. Wooley, as Trustee  
Address: 3001 SW Elim Church Road, Ft. White, Florida 32038

Johnny M. Hamm  
Witness Printed Name Johnny M. Hamm  
State of Florida  
County of Columbia

\_\_\_\_ (Seal)  
Address:

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of August, 2008, by Margaret P. Wooley as Trustee of the Margaret P. Wooley Revocable Trust Dated November 16, 1998, who is/are personally known to me or who has produced Driver License as identification.



Megan M. Harrell  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission  
Expires: \_\_\_\_\_

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## **"Schedule A"**

### **PARCEL 3:**

#### **TOWNSHIP 6 SOUTH - RANGE 16 EAST**

**SECTION 26:** Commence at the NE corner of the NW 1/4 of Section 26, Township 6 South, Range 16 East, Columbia County, Florida and run S 00°10'57" E, along the East line thereof, 1101.85 feet; thence continue S 00°10'57" E, along said East line, 1433.55 feet to the Northerly right-of-way line of County Road No. 238; thence N 50°02'06" W, along said Northerly right-of-way line, 921.48 feet; thence N 01°09'33" W, 827.30 feet; thence N 88°50'29" E, 718.57 feet to the Point of Beginning.

SUBJECT TO an easement over and across the Easterly 30.00 feet thereof.