

ATS# 26987

Prepared by:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064

# Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 25th day of February, 2005 by

**Benjamin Hill, II, and his wife, Berkeley B. Hill**

hereinafter called the grantor, to

Inst: 2005004775 Date: 03/01/2005 Time: 16:22

Doc Stamp-Deed : 3290.00

*mk* DC, P. DeWitt Cason, Columbia County B: 1039 P: 984

**Michael D. Baker, and his wife, Ellie D. Baker**

whose post office address is: 8129 Rodeo Drive, Lake Worth, FL 33467

hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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: Parcel ID# 00464-005

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

TOGETHER with all 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:

Witness *Teresa Baker*  
Teresa Baker

Witness

*Jessica Newsome*  
Jessica Newsome

*Benjamin Hill, II*  
Benjamin Hill, II

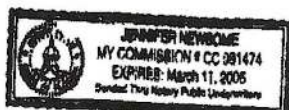
*Berkeley B. Hill*  
Berkeley B. Hill

STATE OF FLORIDA  
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me this 25th day of February, 2005 by Benjamin Hill, II, and his wife, Berkeley B. Hill personally known to me or, if not personally known to me, who produced Driver's License No. \_\_\_\_\_ for identification and who did not take an oath.

(SEAL)

*Amel M. [Signature]*  
Notary Public



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EXHIBIT "A"

A part of the West ½ of the NW ¼ of Section 23, Township 5 South, Range 15 East, Columbia County, Florida, more particularly described as follows: Commence at the Northwest corner of said NW ¼ and run S 0°11'56" W along the West line thereof, 500.80 feet for a Point of Beginning; thence N 89°50'00" E 870.00 feet; thence S 0°11'56" W, 833.47 feet; thence N 86°32'02" E, 452.26 feet to a point on the East line of the West ½ of said NW ¼; thence S 0°11'20" W along the East line thereof, 1348.24 feet to the Southeast corner of the SW ¼ of said NW ¼; thence S 89°48'55" W along the South line thereof, 1321.59 feet to the Southwest corner of said NW ¼; thence N 0°11'56" E along the West line thereof, 2156.10 feet to the Point of Beginning.

Inst: [REDACTED] Date: 03/01/2005 Time: 16:22  
Doc Stamp-Deed : 3290.00  
BC, P. Dewitt Cason, Columbia County B: 1039 P: 985