

THIS INSTRUMENT PREPARED BY:  
Tina Smith, an employee of  
Baker Title & Escrow Co., Inc.  
445 East Macclenny Avenue  
Macclenny, Florida 32063

RECORD AND RETURN TO:  
Baker Title & Escrow Co., Inc.  
445 East Macclenny Avenue  
Macclenny, Florida 32063

RE PARCEL ID #: 02366-006  
BUYER'S TIN:

rst:2003016667 Date:08/07/2003 Time:12:22  
oc Stamp-Deed : 420.00  
*mc* DC, P. DeWitt Cason, Columbia County B:990 P:2553

### WARRANTY DEED

THIS WARRANTY DEED made this 4th day of August, 2003 by J.L. Lancy and Nancy Lancy, his wife, hereinafter called Grantor, and whose address is 8894 Hillcrest Drive, Macclenny, Florida 32063 to Jonathan J. Touchton and Suzanne R. Touchton, his wife, hereinafter called Grantee and whose address is Rt. 13, Box 809, Lake City, Florida 32055.

(Wherever 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 and NO/100 Dollars 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, lying and being in Columbia County, Florida, viz:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEG. 17 MIN. 10 SEC. EAST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SOUTHEAST 1/4, 1290.18 FEET TO THE WEST RIGHT OF WAY LINE OF TURNER ROAD; THENCE RUN NORTH 00 DEG. 30 MIN. WEST ALONG THE SAID WEST LINE, 1075.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MARCEL STREET; THENCE RUN NORTH 89 DEG. 17 MIN. 10 SEC. WEST, ALONG SAID SOUTH LINE, 447.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEG. 17 MIN. 10 SEC. WEST ALONG SAID SOUTH LINE, 223.50 FEET; THENCE SOUTH 00 DEG. 30 MIN. EAST, 155.00 FEET; THENCE SOUTH 89 DEG. 17 MIN. 10 SEC. EAST, 223.50 FEET; THENCE NORTH 00 DEG. 30 MIN. WEST, 195.00 FEET TO THE POINT OF BEGINNING, ALSO KNOWN AS LOT 6, BYRON DUCE UNRECORDED SUBDIVISION, COLUMBIA COUNTY, FLORIDA.

SUBJECT TO taxes accruing subsequent to December 31, 2002.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereunto 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.

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:

Jina L Smith  
Witness Signature  
Tina L Smith  
Witness Printed Signature  
Kristen E. Davis  
Witness Signature  
Kristen E. Davis  
Witness Printed Signature

J.L. Lancy  
J.L. Lancy  
Nancy Lancy  
Nancy Lancy

STATE OF FLORIDA  
COUNTY OF BAKER

The foregoing instrument was acknowledged before me this 4th day of August, 2003 by J.L. Lancy and Nancy Lancy, his wife. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public, State and County Aforesaid

Kristen E. Davis  
Notary Signature

Notary Printed Signature



Kristen E Davis  
My Commission DD113854  
Expires May 01, 2006

(Title or Rank)

(Serial No., if any)