

Rec \$10.00
Doc Stamps \$202.30
RETURN TO

U. S. Title
642 N.E. Santa Fe Blvd.
High Springs, FL 32643

USH-3605.

Inst:2006015601 Date:06/28/2006 Time:10:45

Doc Stamp-Deed : 202.30

S. F. DC, P. DeWitt Cason, Columbia County B:1088 P:744

[Space Above This Line]

Parcel I.D. No.: Part of R04310-006

WARRANTY DEED

This Indenture made this **26th** day of **June, 2006** BETWEEN **MARK P. SULLIVAN**, GRANTOR*, whose post office address is 20638 NW 78TH AVENUE, ALACHUA, FL 32615 and **CHRISTOPHER B. SEEWALD and KATHRYN SEEWALD, HUSBAND AND WIFE**, GRANTEE*, whose post office address is 239 AUTUMN GLEN, FT. WHITE, FL 32608.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$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 grantee and grantee's heirs forever the following described land located in the County of COLUMBIA, State of Florida, to-wit:

The West 1/2 of the SE 1/4 of the NW 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 16 East, Columbia County, Florida.

TOGETHER WITH The Right of Ingress and egress over and across the South 30.00 feet of the West 658.64 feet of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 24, Township 7 South, Range 16 East, Columbia County, Florida.

GRANTOR herein warrants subject property is not his homestead, nor is it contiguous thereto.

This conveyance represents full and complete compliance with that certain unrecorded Lease Contract with Option for Purchase, dated June 26, 2000, between the herein above named Grantor and Grantee.


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

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, 2005.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES


Typed Name: Erin P. Mox


MARK P. SULLIVAN



Typed Name: JANNETTE S. BOYD

COUNTY OF ALACHUA
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me on **June 26, 2006** by **MARK P. SULLIVAN**, who is/are personally known to me or has produced his/her Driver's License as identification.



Jannette S. Boyd
MY COMMISSION # DD230332 EXPIRES
August 7, 2007
BONDED THRU TROY FAIN INSURANCE, INC.


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Name: _____
COMMISSION EXPIRATION: _____

THIS INSTRUMENT WAS PREPARED BY: JANNETTE S. BOYD, an employee of U.S. TITLE, 642 N.E. SANTA FE BLVD., HIGH SPRINGS, FLORIDA 32643, as a necessary incident to fulfill the requirements of a Title Insurance Binder issued by it. USH-3605.