

Prepared by and return to:

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DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1293 P:257

Parcel Identification No. **Part of 06-3S-16-02010-000**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20th day of April, 2015 between Meredith I. LaPradd, as Trustee of the Meredith I. LaPradd Revocable Trust under Agreement dated October 29, 2004 whose post office address is 4707 NW 57th Drive, Gainesville, FL 32606 of the County of Alachua, State of Florida, grantor*, and Charles W. Graham and Joyce E. Graham, husband and wife whose post office address is 255 NW Serene Ct, Lake City, FL 32055 of the County of Columbia, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: FOR THE POINT OF BEGINNING COMMENCE at the Northwest corner of said Southeast 1/4 of the Northwest 1/4 and run N.88°29'18"E. along the North line of said Southeast 1/4 of the Northwest 1/4 a distance of 944.61 feet to a point on the Northerly Right-of-Way line of County Road No. 250 (NW Lake Jeffery Road); thence S.63°03'00"W. along said Northerly Right-of-Way line 775.86 feet to its intersection with the Northeasterly maintained Right-of-Way line of NW Salem Church Court (a County road); thence N.55°17'25"W. along said Northeasterly maintained Right-of-Way line 310.63 feet to a point on the West line of the Southeast 1/4 of the Northwest 1/4; thence N.01°01'22"E. along said West line 149.85 feet to the POINT OF BEGINNING. Containing 4.06 acres, more or less. As shown by the survey prepared by Donald F. Lee and Associates, Inc. dated April 8, 2015, Work Order: 15-6590.

SUBJECT TO: Ad valorem taxes and special assessments for 2015 and subsequent years; restrictions and easements of record; easements shown by a plat of the property; visible easements; and any outstanding oil, gas or mineral rights.

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

Witness Name: John E. Norris
Witness Name: Diane A. Greis

Meredith I. LaPradd (Seal)
Meredith I. LaPradd, Trustee

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 20th day of April, 2015 by Meredith I. LaPradd, Trustee, who [X] is personally known or [] has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____

