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This Instrument Prepared by & return to:

Name: **KIM WATSON, an employee of**
TITLE OFFICES, LLC
Address: **343 NW COLE TERRACE, SUITE 101**
LAKE CITY, FLORIDA 32055
File No. 08Y-08006KW

Parcel I.D. #: **01438-053**

Inst:200812015174 Date:8/14/2008 Time:3:12 PM
Doc Stamp-Deed:175 00
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B 1156 P 1544

SPACE ABOVE THIS LINE FOR PROCESSING DATA

THIS WARRANTY DEED Made the **11th** day of **August, A.D. 2008**, by **THOMAS J. DUNCAN, A**
MARRIED PERSON, hereinafter called the grantor, to **DONALD G. FIGGE and BETTY JILL FIGGE, HIS WIFE**,
whose post office address **507 SW KENTUCKY STREET, FT. WHITE, FLORIDA 32038**
hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of **\$10.00** and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

LOT 53, BLOCK 4, UNIT 23, THREE RIVERS ESTATES, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGES 80/80A, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Declaration of Covenants, Conditions and Restrictions, as set forth in Official Records Book 129, Page 90 and in Official Records Book 733, Page 144.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

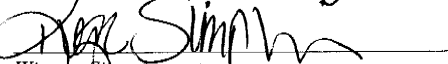
To Have and to Hold the same in fee simple forever.


And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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, 2008.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
MARTHA BRYAN
Printed Name

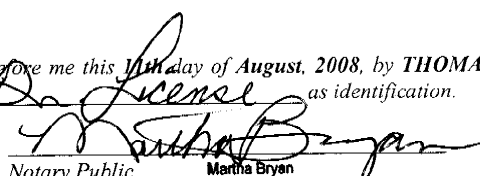

Witness Signature
Regina Simpkins
Printed Name


L.S.
THOMAS J. DUNCAN
Address:
P.O. BOX 481, FORT WHITE, FLORIDA 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **11th** day of **August, 2008**, by **THOMAS J. DUNCAN**, who is known to me or who has produced **Dr. License** as identification.




Notary Public
My commission expires _____