

18.50
1715.00

Prepared by and Return to:
Mary T. Dotson, an employee of
Alachua Title Services, LLC,
P.O. Box 2408 (32616), 16407 N.W. 174th Drive, Suite C
Alachua, Florida 32615
386-418-8183

Inst:2006016826 Date:07/14/2006 Time:10:55

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File Number:06-092

18 DC, P. DeWitt Cason, Columbia County B:1089 P:2129

Warranty Deed

Made on July 12, 2006 A.D. by and between **Geoffrey G. Dove and Michelle M. Dove, husband and wife**, whose address is 192 SW Quail Place, Fort White, Florida 32038, hereinafter called the "grantor", to **Paula Ruth Nicks and Joe Nell Bennett and Johanna P. Wyatt, joint tenants with right of survivorship**, whose post office address is 226 Palmacea Rd, Ft. Myers FL 33905, hereinafter called the "grantee":

(Whenever 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 Dollars, (\$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**, to-wit:

Lot 25 of COLUMBIA ACRES, a subdivision, according to the Plat thereof as recorded in Plat Book 4, Page(s) 42A and 42B, of the Public Records of Columbia County, Florida.

Parcel Identification Number: R10012-025

Subject to covenants, conditions, restrictions and easements of record.

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 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.

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 these witnesses:

Laquina Shine
Witness Signature

Print Name: Laquina Shine

Laquina Shine
Witness Signature

Print Name: Laquina Shine

WITNESS SIGNATURE

SHARLENE HOTARY

PRINTED NAME OF WITNESS

Geoffrey G. Dove

Geoffrey G. Dove

192 SW Quail Place, Fort White, Florida 32038

Michelle M. Dove

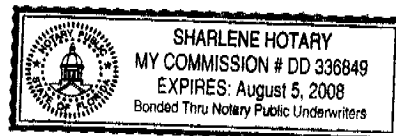
Michelle M. Dove

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on July 7, 2006, by Geoffrey Dove and Michelle M. Dove, who has produced a valid driver's license as identification.

Sharlene Hotary
NOTARY PUBLIC

SHARLENE HOTARY
Notary Print Name
My Commission Expires: _____



Inst:2006016826 Date:07/14/2006 Time:10:55

Doc Stamp-Deed : 1715.00

_____DC,P.DeWitt Cason,Columbia County B:1089 P:2130