

# This Warranty Deed

Made this 16<sup>TH</sup> day of November A.D. 19 99  
by Sandra J. Hoggard, unmarried

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FL

1999 NOV 30 PM 2:47

hereinafter called the grantor, to 99-20032  
Paul W. Grund and Margaret A. Hogue, as joint  
tenants with right of survivorship

whose post office address is:  
RR 2 Box 9058  
Ft. White, Florida 32038  
Grantees' SSN:

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 \$ 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, viz:

Lot Seventy-seven (77), a Replat of Plat of CEDAR SPRING SHORES,  
Units 1, 2, 3, 4 and 5 as per plat thereof recorded in Plat  
Book 4, page 20A through 20E of the Public Records of Columbia  
County, Florida.

**SUBJECT TO:** taxes subsequent to the year 1999, easements and  
restrictions of record and applicable zoning laws.

Parcel Identification Number: 18-7S-16-04236-152

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, 19 99.

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:

Leatha M. Gaby  
Name: \_\_\_\_\_  
Witness  
Typed name: Leatha M. Gaby  
Sherrill E. Dunn  
Name: \_\_\_\_\_  
Witness  
Typed name: Sherrill E. Dunn

Sandra J. Hoggard  
Name & Address: Sandra J. Hoggard [LS]  
c/o GTE/600 Hidden Ridge Irving, Texas 75038

Name & Address: \_\_\_\_\_ [LS]

Name & Address: \_\_\_\_\_ [LS]

Name & Address: \_\_\_\_\_ [LS]

State of **Texas**  
County of **Dallas**

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of November, 19 99,  
by

Sandra J. Hoggard, unmarried

who is personally known to me or who has produced

Valid Driver's License(s) as identification.

Documentary Stamp: \$ 73.50  
Intangible Tax: \$  
P. DeWitt Cason  
Clerk of Court  
By: LMK U.C.

Louise M. Whiters  
Notary Public  
Print Name: Louise M. Whiters  
My Commission Expires: 05-01-02

PREPARED BY: Charlotte C. Dixon  
RECORD & RETURN TO:  
Alachua County Abstract Company  
1025-3C N. Main Street  
High Springs, Florida 32643-8923  
File No: 991203

