

18.50
1085.00

Prepared by and Return to:
Mary T. Dotson, an employee of
Alachua Title Services, LLC,
P.O. Box 2408 (32616), 13407 N.W. 174th Drive, Suite C
Alachua, Florida 32615
386-418-8183

File Number: 06-023

Inst:2006005316 Date:03/03/2006 Time:10:32

Doc Stamp-Deed : 1085.00

10 DC, P. DeWitt Cason, Columbia County B:1076 P:155

WARRANTY DEED

This indenture made on March 02, 2006, by and between **Paul J. Bina and Sarah M. Bina, husband and wife**, whose address is 631 SW Unity Court, Ft. White, Florida 32038, hereinafter called the "Grantor", to **David L. McCullors and Cathy J. Roberts, husband and wife**, whose address is 787 Sw Unity Court, Fort White, Florida 32038, 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**, to-wit:

A TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, SAID TRACT OF LAND BEING KNOWN AS TRACT 34 OF LYN-DEE DAIRY, AN UNRECORDED SUBDIVISION AS SURVEYED BY ALACHUA COUNTY LAND SURVEYORS, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT (LS #3456) AT THE PROVEN NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 24, TOWNSHIP 7 SOUTH, RANGE 16 EAST, FOR A POINT OF REFERENCE AND RUN SOUTH 00 DEG. 38 MIN. 48 SEC. EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1325.12 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE RUN SOUTH 00 DEG. 07 MIN. 12 SEC. EAST, A DISTANCE OF 1333.69 FEET; THENCE RUN SOUTH 89 DEG. 20 MIN. 05 SEC. WEST, A DISTANCE OF 567.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 00 DEG. 24 MIN. 31 SEC. EAST, A DISTANCE OF 640.08 FEET; THENCE RUN SOUTH 88 DEG. 27 MIN. 41 SEC. WEST, A DISTANCE OF 673.69 FEET TO THE EAST LINE OF A 60 FOOT WIDE COLUMBIA COUNTY ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 237, PAGE 441, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE RUN NORTH 00 DEG. 41 MIN. 39 SEC. WEST, ALONG SAID EAST LINE A DISTANCE OF 650.34 FEET TO THE NORTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN NORTH 89 DEG. 20 MIN. 05 SEC. EAST, A DISTANCE OF 595.64 FEET TO THE TRUE POINT OF BEGINNING.

Parcel Identification Number: R04317-134

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

TOGETHER WITH a 1980 Mobile Home, I.D. # GB1C28309A and GB1C28309B, as part of real property thereof.

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:

Sue Reichert
Witness Signature

Sue Reichert
Witness Print Name:

Mary T. Watson
Witness Signature

MARY T. WATSON
Witness Print Name:

Paul J. Bina
Paul J. Bina

Sarah M. Bina
Sarah M. Bina

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State of Florida
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on March 02, 2006, by Paul J. Bina and Sarah M. Bina who is/are personally known to me or has/have produced a valid driver's license as identification

Mary T. Watson
NOTARY PUBLIC



Mary T. Watson
My Commission DD255162
Expires December 18, 2007

Notary Print Name: _____
My Commission Expires: _____