

Return to:

Name: STEWART APPROVED TITLE, INC.

Address: 1401 Budinger Avenue

St. Cloud, Florida 34769

This Instrument Prepared by: PAIGE M. HEIFNER

STEWART APPROVED TITLE, INC.

1401 Budinger Avenue

St. Cloud, Florida 34769

as a necessary incident to the fulfillment of conditions

contained in a title insurance commitment issued by it.

Property Appraisers Parcel Identification (Folio) Number(s):

Inst:2006015845 Date:07/03/2006 Time:11:12

Doc Stamp-Deed : 0.70

2.7 DC, P. DeWitt Cason, Columbia County B:1088 P:1813

Grantee(s) S.S.#(s):

FILE NO: 06020114

WARRANTY DEED

This Warranty Deed Made this 6th day of February, 2006,
by MARJORIE J. ROY, RONNA M. JAGEL and WILLIAM P. JAGEL, as joint
tenants with rights of survivorship

whose marital status is:

hereinafter called the grantor, whose post office address is:

to SHAWN M. BAILEY and AMY E. BAILEY, husband and wife

whose post office address is: 1613 CHRISTA COURT ST. CLOUD, FL 34772

hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE DESCRIBED PROPERTY IS VACANT LAND AND NOT THE HOMESTEAD
PROPERTY OF THE GRANTORS UNDER ARTICLE X OF THE FLORIDA
CONSTITUTION.

This property ☒ [is not] the homestead of the Grantor(s).

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, reservations, restrictions and easements of record, if any.
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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 Signature: Carol D. Short
Witness Printed Name: Carol D. Short

Witness Signature: Carol D. Short
Witness Printed Name: Carol D. Short

Witness Signature: Carol D. Short
Witness Printed Name: Carol D. Short

Witness Signature: _____
Witness Printed Name: _____

Marjorie J. Roy (Seal)
MARJORIE J. ROY

Ronna M. Jagel (Seal)
RONNA M. JAGEL

William P. Jagel (Seal)
WILLIAM P. JAGEL

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me this 3rd day of July, 2006
by MARJORIE J. ROY, RONNA M. JAGEL and WILLIAM P. JAGEL, as joint
tenants with rights of survivorship

who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission expires:

Serial Number:

Printed Name:
Notary Public

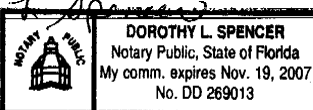


EXHIBIT "A"

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 87°39'30" EAST, 339.50 FEET; THENCE SOUTH 01°49'04" EAST, 700.84 FEET TO THE POINT OF BEGINNING; THEN CONTINUE SOUTH 1°49'04" EAST, 105.00 FEET, THENCE NORTH 87°39'30" EAST, 279.50 FEET; THENCE NORTH 01°49'04" WEST, 105.00 FEET; THENCE SOUTH 87°39'30" WEST, 279.50 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY, IF ANY.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING: SAID EASEMENT LIES 20 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 87°39'30" EAST, 339.50 FEET TO THE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 01°49'04" EAST, 700.84 FEET TO THE POINT OF TERMINATION OF SAID LINE.

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