

11358

Documentary Stamp

Intangible Tax

P. DeWitt Cason

Clerk of Court

By mck D.G.

BK 0923 PG 0177

# Warranty Deed

Individual to Individual

OFFICIAL RECORDS

THIS WARRANTY DEED made the 23rd day of March A.D., 2001

Shirley Bennett, a single person  
hereinafter called the grantor, to

Kimberlee Denise Deckard, and her husband, Ritch Thomas Deckard  
whose post office address is: Route 7, Box 594, Lake City, FL 32055  
hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

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: Parcel ID# PART OF [REDACTED]

See Exhibit "A" Attached Hereto And By This Reference Made A Part Hereof.

TOGETHER with all 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, 2000.

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:

Tammy M. Moore  
Witness: Tammy M. Moore

Shirley Bennett  
Shirley Bennett

Michael H. Harrell  
Witness: Michael H. Harrell

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day of March, 2001 by Shirley Bennett, a single person personally known to me or, if not personally known to me, who produced Driver's License No. \_\_\_\_\_ for identification and who did not take an oath.

Tammy M. Moore  
Notary Public

(Notary Seal)

Prepared by:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
420 W. Baya Avenue  
Lake City, FL 32055

Tammy M. Moore  
My Commission CG867571  
Expires August 30, 2003

01-05433

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FL  
'01 MAR 26 AM 8:35

mck



EXHIBIT "A"

BK 0923 PG 0178

ATS # 11358

OFFICIAL RECORDS

Lot 4, Parcel B:

Commence at the NE Corner of Section 36, Township 4 South, Range 15 East, Columbia County, Florida and run thence S 00°57'54" E, along the East line of said Section 36, 728.67 feet; thence S 88° 22' 19" W, 1911.68 feet to the Point of Beginning; thence N 00°47'35" W, 351.24 feet; thence S 88°14'03" W, 636.56 feet; thence S 00° 47' 35" E, 349.71 feet; thence N 88°22'19" E, 636.59 feet to the Point of Beginning.

Together with and subject to an Ingress and Egress easement more particularly described as follows:

A strip of land 60 feet in width being 30 feet each side of a centerline described as follows:

Commence at the NE Corner of Section 36, Township 4 South, Range 15 East Columbia County, Florida and run thence S 00°57'54" E, along the East line of said Section 36, 42.00 feet to the South line of Cypress Lake Road; thence S 87°36'44" W, along said South line, 469.58 feet; thence N 88°27'37" W along said South line 167.21 feet; thence S 88°09'24" W, along said South line, 636.47 feet; thence S 88°45'01" W, along said South line, 636.49 feet to Point of Beginning, thence S 00°47'35" E, 2072.60 feet to the North line of Lot 13 and the Point of Termination.