

This Instrument Prepared By:
Michael H. Harrell
Abstract & Title Services, Inc.
283 NW Cole Terrace
Lake City, Florida 32055
ATS# 16615

Inst:200712016532 Date:7/24/2007 Time:2:09 PM
Doc Stamp-Deed:245.00
DC,P.DeWitt Cason ,Columbia County Page 1 of 1

GENERAL WARRANTY DEED

Individual to Individual (or Corporation/LLC)

This Warranty Deed made this 19th day of July, 2007 by

John W. Browning, and his wife, Phyllis A. Browning

hereinafter called the Grantor, to

John L. Schwartz, A Married Person,

whose post office address is P.O. BOX 2200, HIGH SPRINGS, FL 32655, 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.)

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, unto the Grantee all that certain land, situate in Columbia County, Florida, viz: TAX ID: R01218-096 :

Lot 96, of Three Rivers Estates, Unit 19, a subdivision according to the map or plat thereof as recorded in Plat Book 6, Page 13, of the Public Records of Columbia County, Florida.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anyways 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, and hereby 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, 2006.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Fania Cabrera
WITNESS
Printed Name: Fania Cabrera
Sheila M. Evans
WITNESS
Printed Name: Sheila M. EVANS

John W. Browning
John W. Browning
Phyllis A. Browning
Phyllis A. Browning

State of Florida
County of St. Lucie

I hereby certify that on this 19 day of July, 2007, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared John W. Browning, and his wife, Phyllis A. Browning, who is personally known to me or produced a _____ for identification, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken.

(SEAL)

Mary Rose Cuoco
NOTARY PUBLIC

My Commission Expires: 8/23/2007

Personally Known

