

This Instrument Prepared By:
Michael H. Harrell
Abstract & Title Services, Inc.
283 NW Cole Terrace
Lake City, Florida 32055
ATS# 16453

Inst:2007007855 Date:04/05/2007 Time:16:29
Doc Stamp Deed : 490.00
S.F. DC, P. DeWitt Cason, Columbia County B:1115 P:2274

GENERAL WARRANTY DEED

Individual to Individual (or Corporation/LLC)

This Warranty Deed made this 3rd day of April, 2007 by

Richard A. Rogers, and his wife, Zahida M. Rogers

hereinafter called the Grantor, to

Jose J. Ortiz, and his wife, Leilani G. Ortiz

whose post office address is 7702 SW 5th Street, North Lauderdale, FL 33068, 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: R09617-102 :

Lot 2, of The Meadowlands Phase 1, a subdivision as recorded in Plat Book 7, Pages 139-140, 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.

Boris Topalovic
WITNESS
Printed Name: BORIS TOPALOVIC

Richard A. Rogers
Richard A. Rogers

Michelle Beaumont
WITNESS
Printed Name: Michelle Beaumont

Zahida M. Rogers
Zahida M. Rogers

State of Florida

County of Orange

I hereby certify that on this 3 day of April, 2007, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Richard A. Rogers, and his wife, Zahida M. Rogers, who is personally known to me or produced a Florida Driver License 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)

Juliet R. Khan
NOTARY PUBLIC

My Commission Expires:

