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This Instrument Prepared by & return to:
Name: **Melanie Bowman, an employee of
TITLE OFFICES, LLC**
Address: **1089 SW MAIN BLVD.
LAKE CITY, FLORIDA 32025
File No. 06Y-07024MDB**

Inst:2006019057 Date:08/11/2006 Time:11:29
Doc Stamp-Deed : 0.70

Parcel I.D. #: 00414-208

DC, P. DeWitt Cason, Columbia County B:1092 P:1334

SPACE ABOVE THIS LINE FOR PROCESSING DATA

THIS WARRANTY DEED Made the 10th day of August, A.D. 2006, by **DEAS-BULLARD PROPERTIES, A Florida General Partnership** hereinafter called the grantors, to **GERMAN MENDOZA and PAMELA L. MENDOZA, HIS WIFE**, whose post office address is **243 SW JODI CT. LAKE CITY, FL 32024**, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

LOT 8 MAGNOLIA ACRES, AN UNRECORDED SUBDIVISION IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

DESCRIPTION:

LOT 8

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 0°57'54" E ALONG THE EAST LINE OF SAID SECTION 36, 728.67 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 0°57'54" E ALONG SAID EAST LINE 685.06 FEET, THENCE S 88° 22'19" W 640.65 FEET, THENCE N 0°47'35" W 685.08 FEET, THENCE N 88°22'19"E 638.60 FEET TO THE POINT OF BEGINNING. THE WEST 30 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

EASEMENT "A"

A STRIP OF LAND 60 FEET IN WIDTH BEING 30 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 4 SOUTH RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 0°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 TO THE POINT OF BEGINNING, THENCE S 0°47'35" E, 2059.86 FEET TO THE NORTH LINE OF LOT 15 AND TO REFERENCE POINT "A", SAID POINT BEING THE TERMINATION OF THE 60 FOOT WIDE EASEMENT, ALSO A STRIP OF LAND 30 FEET IN WIDTH BEING 30 FEET TO THE LEFT OF A LINE DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT "A" AND RUN THENCE N 88°22'19" E ALONG THE NORTH LINE OF LOT 15, 30.00 FEET TO THE POINT OF BEGINNING, THENCE RUN S 88°22'19" W ALONG SAID NORTH LINE OF LOT 15, 271.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 15 AND TO THE POINT OF TERMINATION.

THIS WARRANTY DEED IS PURSUANT TO AND IN FULL AND COMPLETE SATISFACTION OF ALL TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT FOR DEED, DATED 02/28/1996 AND FILED OF RECORD 12/17/1996 IN OFFICIAL RECORDS BOOK 832, PAGE 806.

INTANGIBLE AND DOC STAMPS WERE COLLECTED WITH THE AGREEMENT FOR DEED NOTED ABOVE.

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 grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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 grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Mary Sandage
Witness Signature
Mary Sandage
Printed Name
Kim Watson
Witness Signature
Kim Watson
Printed Name

John H. Deas Sue D. Lane
L.S.
JOHN H. DEAS as GENERAL PARTNER of
DEAS-BULLARD PROPERTIES by his
ATTORNEY-IN-FACT SUE D. LANE
Address: 672 E. Duval St.
Lake City FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10TH day of August, 2006, by SUE D. LANE, ATTORNEY-IN-FACT who has produced a drivers license as identification on behalf of JOHN H. DEAS, GENERAL PARTNER.

Kim Watson
Notary Public
My commission expires _____
KIM WATSON
MY COMMISSION # DD 229748
EXPIRES: August 1, 2007
Bonded Thru Budget Notary Services

Signed, sealed and delivered in the presence of:

Mary Sandage
Witness Signature
Mary Sandage
Printed Name
Kim Watson
Witness Signature
Kim Watson
Printed Name

Sue D. Lane L.S.
SUE D. LANE
Address: 672 E. Duval St.
Lake City FL 32055

The foregoing instrument was acknowledged before me this 10TH day of August, 2006, by SUE D. LANE, INDIVIDUALLY who has produced a drivers license as identification.

Kim Watson
Notary Public
My commission expires _____
KIM WATSON
MY COMMISSION # DD 229748
EXPIRES: August 1, 2007
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