

pared by: ①
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 10-261

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DC, P DeWitt Cason, Columbia County Page 1 of 1 B: 1204 P: 2495

Warranty Deed

Made this November 15th, 2010 A.D.

By JAY S. DAVIS married man, 1925 NW Lake Jeffery Road, Lake City, Florida 32055, hereinafter called the grantor,

to GARY A. BORCHARDT and SHERI A. BORCHARDT, husband and wife, whose post office address is: 955 Pepperdine Court # D, Chula Vista, CA 91913, hereinafter called the grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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:

LOT 5 SHADOW WOOD UNIT 2, a subdivision according to the Plat thereof as recorded in Plat Book 6 pages 24, 24A & 24B of the Public Records of COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH: 1994 Mobile Home to be described when title is received.

Subject to Restrictions as recorded in Official Record Book 757 pages 1720-1721
Subject to Power Line Easement

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 09784-105

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, 2009.

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:

Elaine R. Davis
Witness Printed Name: Elaine R. Davis

JAY S. DAVIS (Seal)
Address: 1925 NW Lake Jeffery Road, Lake City, Florida 32055

Johnny M. Hamm
Witness Printed Name: Johnny M. Hamm

(Seal)
Address:

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 15th day of November, 2010, by JAY S. DAVIS married man, who is/are personally known to me or who has produced known as identification.



Elaine R. Davis
Notary Public
Print Name:
My Commission Expires: