

**WARRANTY DEED**

This Warranty Deed made and executed the 22<sup>nd</sup> day of August A.D. 2005, by **SUBRANDY LIMITED PARTNERSHIP**, hereinafter called the grantor, to **GREGORY S. REEVES AND APRIL S. REEVES, HIS WIFE**, Whose post office address is 360 NW BEAUCHAMP WAY, 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 the 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:

**TOWNSHIP 2 SOUTH, RANGE 16 EAST**

Section 15; For a POINT OF BEGINNING, begin at the Southwest corner of the NW 1/4 of SW 1/4 and run thence N 00 degrees 28'36" W along the West line of said NW 1/4 of SW 1/4 a distance of 614.33 feet; thence run N 88 degrees 28'13" E 660.09 feet; thence run S 00 degrees 25'26" E 614.34 feet to the South line of said NW 1/4 of SW 1/4; thence run S 88 degrees 28'13" W along said South line 659.52 feet to the Southwest corner of said NW 1/4 of SW 1/4, and the POINT OF BEGINNING, containing 9.3 acres more or less.

**SELLER RESERVES A PERPETUAL NON-EXCLUSIVE INGRESS-EGRESS EASEMENT OVER AND ACROSS THE SOUTH 40 FEET OF THE FOREGOING DESCRIBED LAND.**

**Includes Well, Septic Tank and Power Pole**

**THIS DEED IS IN FULFILLMENT OF THE PROVISIONS IN THAT CERTAIN AGREEMENT FOR DEED BETWEEN THE PARTIES HERETO DATED SEPTEMBER 24, 2004, AND RECORDED IN O.R. BOOK 1041, PAGES 52-62, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA**

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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, 2004.

**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:

Nanci Nettles

Signature of witness  
Nanci Nettles

Bradley N. Dicks

Bradley N. Dicks, General Partner  
Subrandy Limited Partnership

Amy E. Lee

Signature of witness  
Amy E. Lee

State of Florida  
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>TH</sup> day of August, A.D. 2005

Nanci Nettles  
Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks  
Address: P.O. Box 513 Lake City, FL 32056

