

THIS DOCUMENT PREPARED BY

Robert A. Sadow  
P.O. Box 860  
Live Oak, FL 32060

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 10<sup>th</sup> day of February, 2012, by DAWN MARY VARGO, a single person by divorce, hereinafter referred to as the "GRANTOR", to JOSEPH GEORGE VARGO, a single person by divorce whose Post Office address is 4120 SW Carpenter Road, Lake City, Florida 32024, hereinafter referred to as the "GRANTEE":

WITNESSETH: That 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, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Columbia County, Florida, to-wit:

As described on Exhibit "A" attached hereto and by this reference made a part hereof.

Pursuant to Fla. Stat. §201.02(7), this is a transfer of real property between spouses pursuant to an action for dissolution of marriage wherein the real property was their marital home or an interest therein.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, in 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 claiming by through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed these presents this 10<sup>th</sup> day of February, 2012.

Signed, sealed, and delivered  
in the presence of:

Wendy Burnett

Wendy Burnett  
Type or Print Name

C. Nieto Seifer

C. Nieto Seifer  
Type or Print Name

Dawn Mary Vargo (SEAL)  
DAWN MARY VARGO

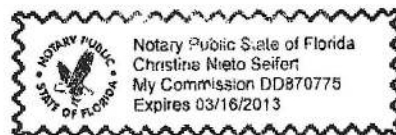
STATE OF FLORIDA  
COUNTY OF COLUMBIA

PERSONALLY APPEARED before the undersigned officer duly authorized to administer oaths and take acknowledgments, DAWN MARY VARGO, who acknowledged before me the execution of the foregoing instrument for the purposes therein expressed, and who is personally known to me or who produced the following as identification \_\_\_\_\_.

WITNESS MY HAND and official seal this 10<sup>th</sup> day of  
February, 2012.

(SEAL)

*C. Nieto Seifert*  
NOTARY PUBLIC



## EXHIBIT "A"

A part of the South 1/2 of Section 14, Township 5 South, Range 15 East, more particularly described as follows: Commence at the NW corner of the SW 1/4 of SW 1/4 of said Section 14, and run N 89°49'50" E, along the North line thereof 775.52 feet for a Point of Beginning; thence run S 0°13'17" W, parallel with the West line of said Section 14, a distance of 595.72 feet; thence N 88°54'01" E, 540.41 feet; thence S 89°53'58" E, 253.16 feet; thence S 0°13'17" W, 690.00 feet to the North right-of-way line Carpenter Road 60 foot right-of-way by Summer Hill recorded in Plat Book 6, Page 10, Public Records of Columbia County, Florida thence S 89°53'58" E, along said right-of-way line, 30.00 feet thence N 0°13'17" E, 1278.28 feet; thence S 89°49'50" W, along the North line of the S 1/2 of SW 1/4 of said Section 14, a distance of 823.44 feet to the Point of Beginning.

**SUBJECT TO EASEMENT FOR INGRESS AND EGRESS** over and across the East 30.00 feet of the West 1598.96 feet of the South 750.00 of North of Carpenter Road in the South 1/2 of the said SW 1/4 of Section 14, **TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS** over and across the East 30.00 feet of the West 1628.96 feet of the South 750.00 feet North of Carpenter Road in the South 1/2 of the SW 1/4 of said Section 14, Columbia County, Florida.