

After Recording Mail To:

uDeed, LLC - 12728
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

This document prepared by:

Mary Ann Ulman
14111 Blair Ridge Drive
Cypress, TX 77429

Inst:200712026624 Date:12/4/2007 Time:9:56 AM

Doc Stamp-Deed:0.70

DU DC,P.DeWitt Cason,Columbia County Page 1 of 2

WARRANTY DEED

TITLE OF DOCUMENT

THIS WARRANTY DEED, made the 16 day of November, 2007, by **Mary Ann Ulman, a single woman**, whose mailing address is 14111 Blair Ridge Drive, Cypress, Texas 77429, hereinafter called the Grantor, to **Mary Ann Ulman, as Trustee of the Mary Ann Ulman Trust, dated November 21, 2006, with full power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property**, whose mailing address is 14111 Blair Ridge Drive, Cypress, Texas 77429, hereinafter called the Grantee.

The Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations to Grantor paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, unto the Grantee all that certain land, situate in Columbia County, State of Florida, viz:

LOT 6, BLOCK B, GRANDVIEW VILLAGE UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 157-158, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Assessor's Parcel Number: 06-4S- [REDACTED]

MORE commonly known as: 1080 Southwest Jamestown Glen, Lake City, Florida 32025

Prior Recorded Doc. Ref.: Warranty Deed: Recorded October 28, 2004; BK 1029, PG 847, Doc. No. 2004024277

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

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, 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 accrued if any.

The land described herein (You must make a selection):

☐ is homestead property of the said Grantor

☒ is **NOT** homestead property of the said Grantor

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

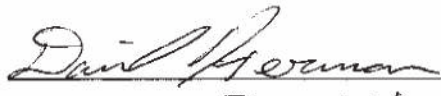
When the context requires, singular nouns and pronouns include the plural.



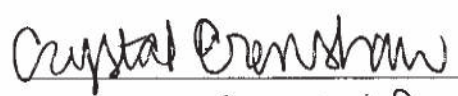
Mary Ann Ullman

Signed, sealed and delivered in the presence of:

Witness Signatures:



Printed Name: Daniel Herman
STATE OF Texas)
COUNTY OF Harris) ss

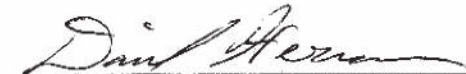


Printed Name: Crystal Crenshaw

The foregoing instrument was acknowledged before me this 16 day of November, 2007, by **Mary Ann Ullman**, who is/are personally known to me or who has/have produced Drivers License (type of identification) as identification.

NOTARY STAMP/SEAL





NOTARY PUBLIC
Daniel Herman
PRINTED NAME OF NOTARY PUBLIC
My Commission Expires: _____