

Prepared by and return to:
Susan Shattler

Home Town Title of North Florida
2744 US Highway 90 West
Lake City, FL 32055
386-754-7175
File Number: 2007-2813

Inst:2007008088 Date:04/10/2007 Time:15:24
Doc Stamp-Deed : 1155.00
A.C. DC,P.Dewitt Cason,Columbia County B:1116 P:130

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this **4th** day of **April, 2007** between **Rhonda D Ward, a married person** whose post office address is **748 SW Duckett Court, Lake City, FL 32024**, grantor, and **Micheal Bruno and Rosalie Bruno, husband and wife** whose post office address is **1486 Kathleen Way, Green Cove Springs, FL 32043**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Begin at the NE corner of the NW ¼ of NW ¼ of Section 21, Township 3 South, Range 16 East, Columbia County, Florida, and run thence S 00°17'32" E, 659.20 feet; thence S 88°48'47" W, 1210.81 feet to a point on the East right of way line of a county maintained road; thence N 00°19'13" W, along said East right of way line, 328.84 feet; thence N 88°48'47" E, 660.00 feet; thence N 00°19'13" W, 330.70 feet; thence N 88°50'55" E, 551.13 feet to the Point of Beginning.

Parcel Identification Number: 21-3S-16-02211-008

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, 2006**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

MARIA BONESIO

Witness Name: MARIA BONESIO

April Drewing

Witness Name: APRIL DREWING

Rhonda D Ward (Seal)
Rhonda D Ward

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this ____ day of April, 2007 by Rhonda D Ward, who [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]



April C Drewing
Notary Public

Printed Name: _____

APRIL DREWING

My Commission Expires: _____

10

Inst:2007008088 Date:04/10/2007 Time:15:24

Doc Stamp-Deed : 1155.00

DC,P.Dewitt Cason,Columbia County B:1116 P:131