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This Instrument Prepared by & return to:
Name THOMAS H. CANNON
Address P.O. BOX 394
LAKE CITY, FL. 32038

Inst: 2005006643 Date: 03/22/2005 Time: 11:47
Doc Stamp-Deed : 0.70
MK DC, P. DeWitt Cason, Columbia County B: 1041 P: 651

Parcel ID #

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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THIS WARRANTY DEED Made 22ND DAY OF MARCH, 2005 BY THOMAS H. CANNON, TRUSTEE OF THE THOMAS H. CANNON, SR. REVOCABLE INTER-VIVOS TRUST DATED MARCH 11, 2003, called the grantor, THOMAS H. CANNON, SR. SINGLE AND JOYCE K. ECKERT, SINGLE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP whose post office address is P.O. BOX 394, FT. WHITE, FLORIDA 32038 hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in COLUMBIA County, State of FLORIDA, viz:

PROPERTY KNOW AS 154 SW COLES COURT, FORT WHITE, FL. 32038 AND LEGALLY DESCRIBED AS FOLLOWS

PARCEL 15, IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST.

A TRACT OF LAND LYING IN THE SE ¼ OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND RUN SOUTH 86 DEGREES 45'53" W ALONG THE SOUTH LINE OF SAID SECTION 561.24 FEET TO THE CENTERLINE OF A 60' ACCESS EASEMENT AND THE POINT OF BEGINNING, THENCE RUN N 1 DEGREE 01'11" W ALONG SAID CENTERLINE 580.75 FEET, THENCE S 86 DEGREES 45'53" W 755.69 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SE ¼ OF SECTION 6, THENCE RUN S 1 DEGREE 05'14" E ALONG SAID WEST LINE 580.72 FEET TO THE SOUTH LINE OF SAID SECTION 6, THENCE RUN N 86 DEGREES 45'53" E ALONG SAID SOUTH LINE 755.00 FEET TO THE CENTERLINE OF SAID 60' ACCESS EASEMENT AND THE POINT OF BEGINNING.

LESS: THE NORTH ¼ OF PARCEL 15 IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 16 EAST, TO CONTAIN 272.5 FEET OF THE NORTH ¼ OF THE WESTERN AND EASTERN BOUNDARY LINES AND TO INCLUDE THE 755.69 FEET OF THE NORTHERLY BOUNDARY LINE.

BEING SUBJECT TO AN ACCESS EASEMENT OVER THE EAST 30 FEET THEREOF AND A PUBLIC UTILITIES EASEMENT OVER THE WEST 10 FEET OF THE EAST 40 FEET THERE.

AND SUBJECT TO EASEMENTS OF TEN FEET IN WIDTH RUNNING ALONG ALL INTERIOR PACEL LINES, AND ROAD OR ROAD EASEMENT LINE, AND TWENTY FEET IN WIDTH RUNNING ALONG ALL EXTERIOR PARCEL BOUNDARY LINES FOR THE PURPOSE OF PUBLIC UTILITY UTILIZATION, DRAINAGE AND OR/INGRESS, EGRESS.

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 grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and 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, 2004.

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In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Brandi Downing
Witness Signature
BRANDI DOWNING
Printed Name

Martha Bryan
Witness Signature
MARTHA BRYAN
Printed Name

SELLER

By: Thomas H. Cannon Jr.
Name:
THOMAS H. CANNON, TRUSTEE

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22ND DAY OF MARCH, 2005 BY THOMAS H. CANNON,. He (she) is personally known to me or has produced Personally as identification.



Martha Bryan
Notary Public
My commission expires _____

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