

Prepared by: E. R. Davis  
American Title Services of Lake City, Inc.  
330 SW Main Boulevard  
Lake City, Florida 32025

File Number: 05-657

Inst: 2005020503 Date: 08/23/2005 Time: 14:57  
Doc Stamp-Deed : 822.50  
77K DC, P. DeWitt Cason, Columbia County B: 1055 P: 2747

Warranty Deed

Made this August 22, 2005 A.D.

By Joe Sweenor and Diane Sweenor, husband and wife, 2661 Old Hickory Tree Road, St. Cloud, Florida 34772, hereinafter called the grantor, to

Daniel R. Stagg and Michelle C. Stagg, husband and wife, whose post office address is: 5400 SW 55th Avenue, Davie, Florida 33314, hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars. (\$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:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 09475-103

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, 2004.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

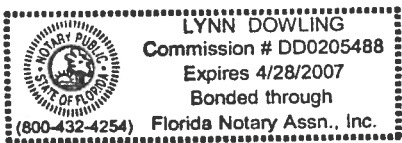
Signed, sealed and delivered in our presence:

Margaret A. Piercy  
Witness Printed Name: MARGARET A. PIERCY

Brenda Hebert  
Witness Printed Name: BRENDA HEBERT

State of Florida  
County of Osceola

The foregoing instrument was acknowledged before me this 22nd day of August, 2005, by Joe Sweenor and Diane Sweenor, husband and wife, who is/are personally known to me or who has produced drivers licenses as identification.



Joe Sweenor (Seal)  
Address: 2661 Old Hickory Tree Road, St. Cloud, Florida 34772  
Diane Sweenor (Seal)  
Address:

Notary Public  
Print Name: Lynn Dowling  
My Commission Expires: 4/28/07

Prepared by:  
Elaine R. Davis  
American Title Services of Lake City, Inc.  
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Lake City, Florida 32025

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Schedule "A"

TRACT 3 OF A. C. MILTON, unrecorded subdivision

A part of the S 1/2 of Section 29, and a part of the N 1/2 of Section 32, all in Township 5 South, Range 17 East, more particularly described as follows:

Commence at the SE corner of the SW 1/4 of said Section 29, and run South 89° 29' 42" West along the South line thereof, 411.62 feet for a Point of Beginning, Thence North 0° 03' 11" East, 590.06 feet, Thence North 89° 39' 12" East, 631.95 feet, Thence South 11° 01' 53" East, 639.79 feet, Thence South 89° 39' 12" West, 755.05 feet, Thence North 0° 11' 17" East, 38.65 feet to the Point of Beginning, Columbia County, Florida.

Subject to a perpetual non-exclusive Ingress - Egress Easement over and across the West 40 feet of the foregoing described lands.

GRANT OF EASEMENT:

A perpetual non exclusive Ingress-Egress Easement whose West line is described as follows:  
Commence at the SW corner of SE 1/4 of Section 29, Township 5 South, Range 17 East, and run South 89° 29' 42" West, 411.62 feet, Thence North 0° 03' 11" East, 1280.06 feet to the South right of way of County Road No. 349 for a Point of Beginning of said West line of the 40 foot Easement, Thence South 0° 03' 11" West 1280.06 feet to the North line of Section 32, Thence South 0° 11' 17" West 1012.19 feet to the Point of Termination of said Easement.

And together with the right of Ingress and egress over and across a 40 foot Easement whose North line is described as follows: Begin at the Point of Termination of the above described 40 foot easement and run North 89° 36' 19" East 1395.85 feet to the Point of Termination of this 40 foot easement.