

Recording Fees \$ \_\_\_\_\_  
Documentary Stamps + \_\_\_\_\_  
Total \$ \_\_\_\_\_

Prepared By And Return To

SOUTHEAST TITLE GROUP, INC.

Address 2015 So. First Street

Lake City, FL 32056

ST File #99Y-06071DHE

OFFICIAL RECORDS

99-12012

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FL

1999 JUL 12 PM 3:05

Property Appraisers Parcel I.D. Number(s):

4-75 00-04131-000 AND 001

Grantee(s) S.S.#(s):

## WARRANTY DEED

THIS WARRANTY DEED made and executed the 6<sup>th</sup> day of July, 1999 by  
DONALD LEE JUNKIN and JANET L. JUNKIN, HIS WIFE, hereinafter called the Grantor, to  
DWIGHT LESLIE JUNKIN and ROBIN DIANNE JUNKIN, HIS WIFE, whose post office address is: 2021 N.E. 15TH  
AVENUE, CAPE CORAL, FLORIDA 33909,  
hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, 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 TEN DOLLARS (\$10.00) and other  
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien,  
remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in COLUMBIA County,  
State of Florida, viz:

### EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

If this box is checked, the Grantor warrants that the above described property is not his/her  
constitutional homestead as defined by the laws of the State of Florida. He/she resides at

**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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to  
December 31, 1998.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered  
in the presence of:

Witness: MARTHA BRYAN

Witness: DAWNA HERRINGSHAW

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

DONALD LEE JUNKIN  
Address: 22014 NW CR 236

HIGH SPRINGS, FLORIDA 32643

JANET L. JUNKIN  
Address: 22014 NW CR 236  
HIGH SPRINGS, FLORIDA 32643

STATE OF FLORIDA  
COUNTY OF

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take  
acknowledgements, personally appeared DONALD LEE JUNKIN and JANET L. JUNKIN, HIS WIFE, who produced  
the identification described below, and who acknowledged before me that they executed the foregoing instrument.  
Witness my hand and official seal in the county and state aforesaid this 6<sup>th</sup> day of July, 1999.

Documentary Stamp \$ 105.00  
Intangible Tax 6  
P. Dewitt Cason  
Clerk of Court  
By MCX D.C.

Notary Public:  
Identification Examined: \_\_\_\_\_



EXHIBIT "A"

BK 0884 PG 0569

OFFICIAL RECORDS

**PARCEL 3C: THE EAST 659.35 FEET OF THE W $\frac{1}{2}$  OF THE NW $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 16 EAST, LESS AND EXCEPT THE NORTH 1948.60 FEET THEREOF, COLUMBIA COUNTY, FLORIDA. SUBJECT TO AN EASEMENT OVER AND ACROSS THE SOUTH 20 FEET THEREOF. TOGETHER WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS: THE SOUTH 60 FEET OF THE E $\frac{1}{2}$  OF THE NW $\frac{1}{4}$  OF SAID SECTION 4 AS LIES WEST OF STATE ROAD #47 AND ALSO THE SOUTH 20 FEET OF THE W $\frac{1}{2}$  OF SAID NW $\frac{1}{4}$  AND THE WEST 20 FEET OF THE SOUTH 1626.00 FEET OF THE W $\frac{1}{2}$  OF SAID NW $\frac{1}{4}$ .**