

Prepared by & Return to:
Matthew D. Rocco
Sierra Title, LLC
419 SW SR 247, Suite 109
Lake City, Florida 32025

File Number: 10-0145

Inst 201012003059 Date 3/1/2010 Time 2:32 PM
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DG P DWR/Cason Columbia County Page 1 of 2 B 1189 P 2315

General Warranty Deed

Made this February 26, 2010 A.D. By David L. Ray and his wife, Patricia M. Ray, whose post office address is: 1869 SW Mauldin Avenue, Lake City, Florida 32024, hereinafter called the grantor, to Mark Anderson and Ramona D. Moore, husband and wife, whose post office address is: 1869 SW Mauldin Avenue, Lake City, FL 32024, 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"

Parcel ID Number: R03459-001

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, 2009.

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:

Melinda Weaver
WITNESS
Melinda Weaver

Witness Printed Name

David L. Ray (Seal)
David L. Ray
Address: 1869 SW Mauldin Avenue, Lake City, Florida 32024

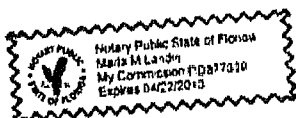
Marla M. Landin
WITNESS
Marla M Landin

Witness Printed Name

Patricia M. Ray (Seal)
Patricia M. Ray
Address: 1869 SW Mauldin Avenue, Lake City, Florida 32024

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 26th day of February, 2010, by David L. Ray and his wife, Patricia M. Ray, who is/are personally known to me or who has produced _____ as identification.



Marla M. Landin
Notary Public
Print Name: Marla M Landin
My Commission Expires: _____

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"Schedule A"

Portion of Section 3, Township 5 South, Range 16 East described as follows. Commence at the Southwest corner of Section 3, Township 5 South, Range 16 East, and run thence North 0° 06' 30" East, along the West line of said Section 3, 651.80 feet to the Point of Beginning; thence continue North 0° 06' 30" East, 197.07 feet; thence South 89° 14' 30" East, 1326.20 feet to the East line of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 5 South, Range 16 East; thence South 0° 02' 06" West, along said East line 197.07 feet; thence North 89° 14' 30" West, 1326.46 feet to the Point of Beginning. Less and except County Maintained right of way. All lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 5 South, Range 16 East, Columbia County, Florida.

Also:

Portion of Section 3, Township 5 South, Range 16 East described as follows: Commence at the Southwest corner of Section 3, Township 5 South, Range 16 East, and run thence North 0° 06' 30" East, along the West line of said Section 3, 848.87 feet to the Point of Beginning; thence continue North 0° 06' 30" East, 492.84 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; thence South 89° 14' 30" East, along the North line of said Southwest 1/4 of the Southwest 1/4, 1325.57 feet to the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; thence South 0° 02' 06" West, along the East line of said Southwest 1/4 of the Southwest 1/4, 492.85 feet; thence North 89° 14' 30" West, 1326.20 feet to the Point of Beginning. Less and except County Maintained right of way. All lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 5 South, Range 16 East, Columbia County, Florida.

Less and Except: Commence at the Southwest corner of Section 3, Township 5 South, Range 16 East, Columbia County, Florida, and run North 00° 57' 36" West, along the West line of said Section 3, a distance of 651.80 feet; thence North 88° 11' 34" East, 10.52 feet to a point on the Easterly Maintained right of way line of Mauldin Road (a County Maintained road) and the Point of Beginning; thence North 00° 17' 03" East, along said Easterly Maintained right of way line, 223.34 feet; thence North 88° 11' 28" East, 451.32 feet; thence South 00° 57' 36" East, parallel to the West line of said Section 3, a distance of 223.23 feet to a point on the current South line of property of Doyle & Grace Owens; thence South 88° 11' 34" West, along said South property line 456.17 feet to the Point of Beginning.