

Recording Fees: \$ \_\_\_\_\_  
Documentary Stamps: + \_\_\_\_\_  
Total: \$ \_\_\_\_\_  
Prepared By And Return To:

TITLE OFFICES, LLC  
1089 SW MAIN BLVD.,  
LAKE CITY, FL. 32025

File #03Y-02052BS/Brenda Styons

Property Appraisers Parcel I.D. Number(s):  
16-2S-16-01631-038

Inst: 2003004752 Date: 03/07/2003 Time: 09:19

Doc Stamp-Deed : 105.00

MCK DC, P. DeWitt Cason, Columbia County B: 976 P: 1858

### WARRANTY DEED

THIS WARRANTY DEED made and executed the 3rd day of March, 2003 by  
NUNTA SCHMIDT, unmarried widow hereinafter called the Grantor, to  
KADIE S. BODDEN, single, whose post office address is: Rt. 1 Box 569  
White Springs 32096  
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:

Lot 38, Suwannee Highlands, a subdivision according to Plat thereof recorded in Plat Book 4, page 26, public records of Columbia County, Florida..

Together with a 1980 Singlewide Mobile Home ID# GDWSGA11805260 and Title #17708788.

HARRY FRANCIS SCHMIDT WERE MARRIED ON 4-6-76 AND THE RELATIONSHIP OF HUSBAND AND WIFE CONTINUED UNINTERRUPTED UNTIL THE DATE OF HIS DEATH ON 9/2/02.

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, 2002.

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:

Martha Bryan  
Witness: MARTHA BRYAN

Christa S. Lamb  
Witness: Christa S Lamb

Nunta Schmidt  
NUNTA SCHMIDT  
Address: 144 NW WHITAKER GLEN

WHITE SPRINGS, FL 32096

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

Address: \_\_\_\_\_

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

STATE OF FLORIDA  
COUNTY OF Columbia

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared NUNTA SCHMIDT, 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 3rd day of March, 2003.



Martha Bryan  
MY COMMISSION # CCB56813 EXPIRES  
August 10, 2003  
NOTARY PUBLIC - FAIR INSURANCE, INC.

Notary Public:

Identification Examined:

Drivers license