

## Warranty Deed

Individual to Individual

Inst:2007010730 Date:05/14/2007 Time:16:00

Doc Stamp-Deed : 665.00

J. P. Dewitt DC, P. Dewitt Cason, Columbia County B:1119 P:480

THIS WARRANTY DEED made the 11th day of May, 2007, Joyce A. Carlsen-Hart f/k/a Joyce A. Carlsen and her husband Allen Hart, hereinafter called the grantor, to C J Custom Carpentry Inc. whose post office address is: 222 SW Cross Pointe Court, Lake City, FL 32024 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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: Parcel ID#

**See Exhibit "A" attached hereto and by this reference made a part hereof.**

TOGETHER with all 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, 2006.

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:

Cheryl Beatty  
Witness:  
Cheryl Beatty  
Printed Name:

Joyce A. Carlsen-Hart  
Joyce A. Carlsen-Hart

Doris M Drake  
Witness:  
Doris M Drake  
Printed Name:

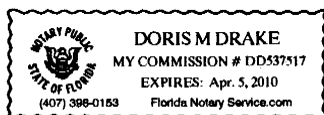
Allen Hart  
Allen Hart

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 11th day of May, 2007 by JOYCE A. CARLSEN-HART F/K/A JOYCE A CARLSEN AND HER HUSBAND ALLEN HART personally known to me or, if not personally known to me, who produced Drivers License for identification and who did not take an oath.

(Notary Seal)

[Signature]  
Notary Public



**ATS # 16510A**

**Exhibit "A"**

**Parcel A**

Parcel 7 of an unrecorded survey plat of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of Section 16, Township 4 South, Range 16 East, Columbia County, Florida, prepared by B. G. Moore, Registered Land Surveyor, said plat dated March 25, 1970, and more particularly described as follows:

The East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 16, Township 4 South, Range 16 East, Columbia County, Florida. SUBJECT TO existing road right-of-way and utility easement. LESS AND EXCEPT the North 129.89 feet of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of SW  $\frac{1}{4}$ .

**LESS AND EXCEPT**

All that part of parcel 7 of an unrecorded survey plat prepared by B.G. Moore dated March 25, 1970, of the North  $\frac{1}{2}$  of the South  $\frac{1}{2}$  of Section 16, Township 4 South, Range 16 East, Columbia County, Florida, particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of said Section 16; thence run S 89°43'14" E 1676.82 feet to a Point; thence S 01°18'58" E 130.06 feet to the Point of Beginning. Thence from the true Point of Beginning, run S 89°43'14" E 100.00 feet to a point; thence S 01°19'00" E 503.84 feet to a point on the Northern margin of Southwest Legion Drive; thence along and with said Northern Margin N 89°49'25" W 100.00 feet to a point; thence N 01°18'58" W 504.02 feet to the Point of Beginning.

Together with a 1972 Doublewide Mobile Home with VIN#3F60LG34271A & 3F60LG34271B.

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