

## WARRANTY DEED

**This Warranty Deed** made and executed the 15th day of December A.D. 2002, by Subrandy limited Partnership, hereinafter called the grantor, to Claudenna Downing Whose post office address is Rt. 17 Box 266, Lake City, FL 32055, 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 the 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:

LOT 43, PINERIDGE, a subdivision as recorded in Plat Book 4, Pages 102-102A, Columbia County, Florida, subject to Restrictions recorded in O.R. Book 0533, Pages 0011-0013, Columbia County, Florida, and subject to Power Line Easement.

**Together** with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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, 1999.

Inst: 2003003315 Date: 02/18/2003 Time: 10:28

Doc Stamp-Deed : 112.00

DC, P. DeWitt Case, Columbia County B: 973 P: 187

**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: \_\_\_\_\_

Nanci L. Griffis  
Signature of witness  
Nanci L. Griffis

Bradley N. Dicks, G.P.  
Bradley N. Dicks, G.P.  
Subrandy Limited Partnership

Suzanne D. Adams  
Signature of witness  
Suzanne D. Adams

State of Florida  
County of Columbia

Inst: 2003003315 Date: 02/18/2003 Time: 10:28

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MLK DC, P. DeWitt Cason, Columbia County B:975 P:188

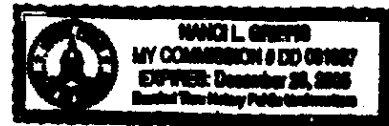
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of December A.D. 2002

NOTARY PUBLIC

Nanci L. Griffis

My commission expires:



This instrument prepared by: Bradley N. Dicks  
Address: P.O. Box 513 Lake City, FL 32056