



TITLE

This Instrument Prepared by:

J.J. Gullett

GULLETT TITLE, INC.

401 Saint Johns Avenue

Palatka, Florida 32177-4724

12-0271
RETURN TO:
Sierra Title, LLC
419 SW SR 247, Ste 109
Lake City, FL 32025

COPY

Inst:201212003826 Date:3/14/2012 Time:9:41 AM

Doc Stamp-Deed:154.00

DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1231 P:678

Property Appraisers Parcel Identification (Folio) Numbers:

27-4S-16-03208-214

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

THIS INDENTURE made and executed this 12th day of March, 2012 by **TD BANK, National Association**, existing under the laws of The United States of America hereinafter called Grantor, and **WILLIAM M. GOOTEE, JR. and BONNIE R. GOOTEE, husband and wife**, whose post office address is: **667 Southwest Dyal Avenue, Lake City, Florida 32024**, hereinafter called the Grantees:

(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 corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Twenty-Two Thousand and 00/100 (\$22,000.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees the following real property situate in the County of Columbia, State of Florida, to wit:

Part of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 4 South, Range 16 East, Columbia County, Florida and being part of Lot 3, Block A of TIMUCUAN CROSSING, a subdivision as per plat thereof recorded in Plat Book 6, Pages 191 and 192 of the Public Records of Columbia County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of said Southeast 1/4 of the Northeast 1/4 and thence run South 02 degrees 37 minutes 23 seconds East, along the West line of said Southeast 1/4 of the Northeast 1/4, a distance of 956.41 feet to the POINT OF BEGINNING; thence North 87 degrees 51 minutes 50 seconds East, 786.17 feet to a point on the Right-of-Way line of Southwest Dyal Avenue, (a 60 foot wide public Right-of-Way); thence South 28 degrees 35 minutes 28 seconds West, along said West Right-of-Way line, 443.28 feet to the South line of said Southeast 1/4 of Northeast 1/4; thence South 88 degrees 00 minutes 41 seconds West, 556.45 feet to the Southwest corner of said Southeast 1/4 of Northeast 1/4; thence North 02 degrees 37 minutes 23 seconds West, 379.62 feet to the POINT OF BEGINNING.

For identification purposes only, property address:

Southwest Dyal Avenue
Lake City, Florida 32024

Subject to: (i) easements of any description or source; (ii) building restrictions; and (iii) impairments, impediments, barriers, obstacles, easements, or encroachments otherwise of record or visible upon the ground.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging or in anywise appertaining, to the only property use, benefit and behoof of the said Grantees, forever in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantees against the lawful claims and demands of all persons claiming by, through or under the above-named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

TD BANK, National Association

By: *Cynthia Mack*
Cynthia Mack, Assistant Vice-President
Post Office Box 9540, Portland, ME 04112

J.J. Gullett
WITNESS
Printed Name: **J.J. GULLETT**

Christa L. Harrison
WITNESS
Printed Name: **CHRISTA L. HARRISON**

**STATE OF FLORIDA
COUNTY OF PUTNAM**

The foregoing instrument was acknowledged before, the undersigned Notary Public of the State and County aforesaid, this 12th day of March, 2012 by Cynthia Mack, Assistant Vice-President whom personally appeared and proved to me to be the on the basis of satisfactory proof, the person who executed the foregoing instrument on behalf of TD BANK, National Association.

WITNESS my hand and official seal at office this 12th day of March, 2012.

My Commission Expires: _____

J.J. Gullett
Notary Public **J.J. GULLETT**

