

THIS INSTRUMENT WAS PREPARED BY:  
HOWARD MARK FURMAN, ESQUIRE  
2170 WEST STATE ROAD 434, SUITE 302  
LONGWOOD, FLORIDA 32779

66-  
809-  
EX 0893 PG 1111

Return to: OFFICIAL RECORDS  
HOLDEN, RAPPENECKER,  
EUBANK AND MILLS, P.A.  
2772-S N.W. 43rd Street  
Gainesville, FL 32606-7433

99-20838

FILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FL

1999 DEC 14 AM 11:26

RECORD VERIFIED

YMK

Documentary Stamp \$ 889.00  
Intangible Tax  
P. DeWitt Cason  
Clerk of Court  
By YMK D.C.

BUYER #1 S.S. NUMBER

BUYER #2 S.S. NUMBER

### WARRANTY DEED

**THIS INDENTURE** was made and is effective as of the date of delivery to Grantee which may be a date after the date on which the last Grantor signed this document as acknowledged before a notary or consul, between grantor:

**ALEXANDER BENECICK, III AND LYNDIA K. BENECICK,  
HUSBAND AND WIFE,**

and grantee:

**JAMES CURTIS MIXON, JR. and KIMBERLY BAILEY MIXON, husband and wife**

whose street address shall be **RR21 BOX 922, LAKE CITY, FL 32024**

**WITNESSETH:** That grantor for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged, paid by grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the grantee, his heirs and assigns forever, the following described land, together with improvements thereon, to wit:

**Lot Four (4), Block "B", RUSSWOOD ESTATES, UNIT II, a subdivision, as recorded in Plat Book 6,  
Pages 102 and 103, of the Public Records of Columbia County, Florida. TAX FOLIO  
#:R-10-45-16-02853-274**

**SUBJECT TO:** Restrictions, limitations and easements of record, if any; however, this conveyance shall not serve to reimpose same. Taxes accruing subsequent to 12-31-1998.

**AND** the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF,** the said grantor has signed and sealed these presents the day and year notarized below.

YOU ARE REQUIRED TO HAVE TWO (2) WITNESSES AS TO EACH GRANTOR (EACH WITNESS MUST PRINT HIS/HER NAME BELOW HIS/HER SIGNATURE):

WITNESS 1 Lynda Benecick WITNESS 2 Keith Harrod Alexander Benecick III  
(SIGNATURE OF WITNESS) (SIGNATURE OF WITNESS) (SIGNATURE OF ALEXANDER BENECICK, III)  
Lynda Benecick Keith Harrod  
(PRINT NAME OF WITNESS) (PRINT NAME OF WITNESS)

WITNESS 1 Debra P Roberts WITNESS 2 Keith Harrod Lynda Benecick L.S.  
(SIGNATURE OF WITNESS) (SIGNATURE OF WITNESS) (SIGNATURE OF LYNDIA K. BENECICK)  
Debra P Roberts Keith Harrod  
(PRINT NAME OF WITNESS) (PRINT NAME OF WITNESS)

The forwarding address for ALEXANDER BENECICK, III is: RR21 Box 922, Lake City 32024 Fla.

The forwarding address for LYNDIA K. BENECICK is: RR21 Box 922, Lake City 32024 Fla.

STATE OF FLORIDA COUNTY OF COLUMBIA, ss:

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALEXANDER BENECICK, III to me known to be the person described in and who executed the foregoing instrument, and who has produced self as identification, and acknowledged before me under oath that he/she executed the same. WITNESS my hand and official seal this 11th day of October, 1999.

(SEAL OF NOTARY PUBLIC)  
My Commission CC862520  
Expires August 16, 2003

Debra P Roberts  
Signature of Notary Public or Consul / commission expiration date / serial # (if any)  
PRINT NOTARY/CONSUL NAME: Debra P Roberts  
My Commission CC862520  
Expires August 16, 2003

STATE OF FLORIDA COUNTY OF COLUMBIA, ss:

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared LYNDIA K. BENECICK to me known to be the person described in and who executed the foregoing instrument, and who has produced self as identification, and acknowledged before me under oath that he/she executed the same. WITNESS my hand and official seal this 11th day of October, 1999.

(SEAL OF NOTARY PUBLIC)  
Debra P Roberts  
My Commission CC862520  
Expires August 16, 2003

Debra P Roberts  
Signature of Notary Public or Consul / commission expiration date / serial # (if any)  
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