

THIS INSTRUMENT WAS PREPARED BY:

HOWARD MARK FURMAN, ESQUIRE
2170 WEST STATE ROAD 434, SUITE 302
LONGWOOD, FLORIDA 32779

EX 0893 PG 1111

60-
889-1

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
C.R. G.

889

Documentary Stamp 889.00
Intangible Tax 0
P. DeWitt Cason
Clerk of Court
By Debra P. Roberts 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 LYNDA 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 Debra P. Roberts WITNESS 2 Keith Harrold Alexander Benecick, III
(SIGNATURE OF WITNESS) Lynda Benecick Debra P. Roberts (SIGNATURE OF WITNESS) Keith Harrold
(PRINT NAME OF WITNESS) Keith Harrold Debra P. Roberts (SIGNATURE OF ALEXANDER BENECICK, III)
WITNESS 1 Alexander Benecick Debra P. Roberts WITNESS 2 Keith Harrold Lynda Benecick
(SIGNATURE OF WITNESS) Alexander Benecick Debra P. Roberts (SIGNATURE OF WITNESS) Keith Harrold
(PRINT NAME OF WITNESS) Keith Harrold Debra P. Roberts (SIGNATURE OF LYNDIA K. BENECICK)

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

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

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 the 11th day of October, 1999.

Debra P. Roberts
My Commission CC862520
Expires August 16, 2003

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 the 11th day of October, 1999.

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

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