

BK 0859 PG 1320

10.50
140.00

(410)

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

98-08502

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

1998 MAY 29 AM 10:11

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328
98-360

RECORDED BY
J. B. McQueen
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY *MR* D.C.

Grantee #1 S.S. No. [REDACTED]

Grantee #2 S.S. No. [REDACTED]

Property Appraiser's
Parcel Identification No.
23-35-16-02270-100

Stamp
\$140.00
Jewett Cason
of Court
D.C.

WARRANTY DEED

THIS INDENTURE, made this 28th day of May, 1998, BETWEEN
WOODBOROUGH CORPORATION, a Florida corporation, whose post office
address is Route 8, Box 804, Lake City, Florida 32055, of the
County of Columbia, State of Florida, grantor*, and MARQUIS J.
KNOPER and his wife, RUTH E. KNOPER, whose post office address is
566 Alice Street, Zeeland, MI 49464, grantee*.

WITNESSETH: that said grantor, for and in consideration of
the sum of Ten Dollars (\$10.00), and other good and valuable
considerations to said grantor in hand paid by said grantee, the
receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said grantee, and grantee's heirs and assigns forever,
the following described land, situate, lying and being in Columbia
County, Florida, to-wit:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 23: A parcel of land in Section 23, Township 3 South,
Range 16 East, Columbia County, Florida, described as follows:

COMMENCE at the Southeast corner of Lot No. 3 of WOODBOROUGH PHASE
5, a subdivision recorded in the Public Records of Columbia County,
Florida, and run N 88°50'37" E along the Northerly Right-of-Way
line of Scenic Lake Drive 96.89 feet to a point designated as "PRM
3" on a plat of WOODBOROUGH PHASE 1, a subdivision recorded in the
Public Records of Columbia County, Florida; thence N 89°25'40" E
still along the Northerly Right-of-Way line of Scenic Lake Drive
81.11 feet to the POINT OF BEGINNING; thence N 00°34'20" W 300.00
feet; thence N 89°25'40" E parallel to the Northerly Right-of-Way
line of Scenic Lake Drive 175.00 feet; thence S 00°34'20" E 300.00
feet to a point on the Northerly Right-of-Way line of said Scenic
Lake Drive; thence S 89°25'40" W along said Northerly Right-of-Way
line 175.00 feet to the POINT OF BEGINNING.

Grantor reserves an easement for utilities over the South 15 feet.

N.B. The above-described property shall be subject to the same
covenants and restrictions as those of Woodborough Phase 6 as
recorded in O. R. Book 805, Page 528 of the Public Records of
Columbia County, Florida.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

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

**Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

DeEtte F. Brown
(First Witness)
DeEtte F. Brown
Printed Name

Lisa C. Ogburn
(Second Witness)
Lisa C. Ogburn
Printed Name

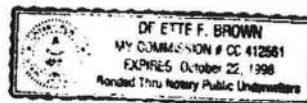
WOODBOROUGH CORPORATION

By: William C. Rowan (SEAL)
William C. Rowan
President

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 18th day of May, 1998, by William C. Rowan, President of WOODBOROUGH CORPORATION, a State of Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

DeEtte F. Brown
Notary Public
My Commission Expires: _____



BK 0859 761321
OFFICIAL RECORDS