

Prepared by and return to
Barbara S Walker, Stokes-Nassau, Inc.
4315 Pablo Oaks Court, Suite 1
Jacksonville, FL 32224

Inst:200712015628 Date:7/13/2007 Time:2:34 PM

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DC,P DeWitt Cason Columbia County Page 1 of 1

WARRANTY DEED
(Corporate)

THIS INDENTURE, made this 6th day of July 2007 between STOKES-NASSAU, INC , a Florida corporation, Grantor, whose mailing address is 4315 Pablo Oaks Court, Suite 1, Jacksonville, FL 32224, Grantor, and MATTHEW LUCAS SMITH, Grantee, whose mailing address is 7870 HARPER ROAD, LAUREL HILLS, FL 32567 This deed is given upon fulfillment of that certain Agreement for Deed dated the 16th day of March 1992 recorded in Official Records Book 0768, Page 1924, of the public records of Columbia County, Florida, between, Stokes-Nassau, Inc., as Seller, and LINDA L PHILLIPS, as Buyer, and which Agreement for Deed was assigned to RONALD LEDDEN by Assignment of Agreement for Deed dated 1st day of February 1993, recorded in Official Records Book 0772, Page 0054 of the public records of Columbia County, Florida, and subsequently assigned to Matthew Lucas Smith by Assignment of Agreement For Deed dated 28th day of January 1994, recorded in Official Records Book 0785, Page 2099 of the public records of Columbia County, Florida.

WITNESSETH. That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10 00) and other valuable consideration, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, their heirs and assigns forever, the following described land, situate, lying and being in the County of Columbia, State of Florida, to-wit

Lot 4, TUSTENUGGEE HILLS, a subdivision as per plat thereof recorded
Plat Book 5, Pages 140 and 140A of the public records of Columbia County, Florida;

Subject to easements and restrictions of record, if any, and taxes for the year 1989 and subsequent years

RE # 08-GS- [REDACTED]

And the said 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 caused this instrument to be executed in its name by its Vice President and caused its Corporate Seal to be hereto affixed the day and year first above written

Signed, sealed and delivered
in the presence of

STOKES-NASSAU, INC

Jo Ann McLeod

By Sharon W. Fredenhagen

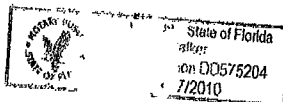
Barbara S Walker

Sharon W Fredenhagen
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of July 2007, by Sharon W Fredenhagen, as Vice President of Stokes-Nassau, Inc , a Florida corporation, on behalf of the corporation She is personally known to me and did not take an oath.



Barbara S Walker
Notary Public, State of Florida