

THIS INSTRUMENT WAS PREPARED BY:

H. Edward Garvin, Esquire
P. O. Box 23831
Gainesville, Florida 32602
Florida Bar No. 749753
(as to form only)

RECORD & RETURN TO:
Madison Blue, Inc.
P. O. Box 2190
Gainesville, Florida 32602

Date	Time
08-14-2003	12:42 pm.
Instrument	Volume Page
200300008661 OR	676 338
200300008661	
Filed for Record in	
MADISON	
TIM SANDERS	
08-14-2003	12:42 pm.
WARR DEED	69.00
OR Volume	676 Page 338 - 338
MADISON	
Doc Stamp	\$ 63.00
Date Paid	08-14-2003
TIM SANDERS	
Recorder's use only	

WARRANTY DEED

THIS WARRANTY DEED made the 11th day of April, 2003, by **MADISON BLUE, INC.**, a Florida corporation, whose address is c/o P. O. Box 2190, Gainesville, Florida 32602, hereinafter called the grantor, and **CRAIG A. GRANT**, a single man hereinafter called the grantee, whose address is P.O. Box 299, Ponte Vedra Beach, FL 32082, whose social security number is _____:

(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 **\$10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Madison County, Florida, viz:

Lot 33 of **BLUE SPRINGS ESTATES SUBDIVISION**, as more particularly described in the Declaration of Restrictions and Protective Covenants as recorded in O.R. Book 120, Page 32 of the Public Records of Madison County, Florida.

PARCEL ID# 19-1N-11-6199-OBS-033.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever except for taxes accruing subsequent to December 31, 2002, and all restrictions, reservations, outstanding mineral rights, easements and limitations of record, common to the subdivision or physically in use. Grantee has made a personal inspection of the property and accepts the property "as is," without warranty except as specifically set forth herein.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written by its proper officers duly authorized.

Signed, sealed and delivered in our presence as witnesses:

Barbara Rea
Barbara Rea

Lisa Davies
Lisa Davies

MADISON BLUE, INC., a Florida corporation

BY: JANET L. McDONALD, President
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 11th day of April, 2003, by **JANET L. McDONALD**, the President of **MADISON BLUE, INC.**, a Florida corporation. She is personally known to me.

Lisa Davies
Lisa Davies
Notary Public, State of Florida.
Commission #DD182383
My Commission Expires: 02/20/07

LISA DAVIES
Notary Public, State of Florida
My comm. exp. Feb. 20, 2007
Comm. No. DD 182383