

Return to: (enclose self-addressed stamped envelope)

Name: OLD BLUE SPRINGS LLC  
Address: 2806 W US90 Suite 101  
Lake City, Fl 32055

Instrument Volume Page  
OR 698 324

This Instrument Prepared by:

Name: OLD BLUE SPRING SLLC  
Address: 2806 W US90 Suite 101  
Lka eCity, Fl 32055

MADISON  
Doc Stamp \$ 126.00  
Date Paid 01-27-2004  
TIM SANDERS

Property Appraisers Parcel Identification

Folio Number(s): Part of [redacted]

Grantee(s) S.S. # (s) [redacted]

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 12th day of January, 2004, by  
OLD BLUE SPRINGS LLC a limited liability company  
hereinafter called the Grantor, to Craig A. Grant a single man  
whose post office address is PO Box 299, Ponte Vedra, Fl 32082  
hereinafter called the Grantee.

(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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 17,995.00 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, State of Florida, viz:

Lot 13, BENCHMARK ACRES, an unrecorded subdivision as more particularly  
described in Exhibit "A" attached and made a part hereof.

Subject to any outstanding mineral rights of record.

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 the grantor is lawfully seized of said land in fee  
simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants  
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said  
land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above  
written.

Signed, sealed and delivered in the presence of:

[Signature of Candy Maddalino]  
Witness Signature (as to first Grantor)

Candy Maddalino  
Printed Name

[Signature of Mary Lyons]  
Witness Signature (as to first Grantor)

Mary Lyons  
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF FLORIDA )

COUNTY OF COLUMBIA )

Daniel Crapps as Manager of OLD BLUE SPRINGS LLC

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he  
executed the same, and an oath was not taken. (Check one:  Said person(s) is/are personally known to me.  Said person(s) provided the  
following type of identification:

OLD BLUE SPRINGS LLC  
[Signature of Daniel Crapps]  
Grantor Signature

Daniel Crapps, as Manager  
Printed Name

2806 W US90 Suite 101  
Post Office Address

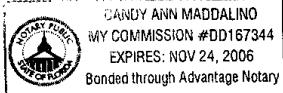
Lake City, Fl 32055

Co-Grantor Signature, (if any)

Printed Name

Post Office Address

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid

this 12th day of January, A.D. 2004

[Signature of Candy Ann Maddalino]  
Notary Signature  
Candy Ann Maddalino  
Printed Name

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LEGAL DESCRIPTION  
LOT 13

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 1 SOUTH; RANGE 10 EAST, MADISON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 15, AND RUN SOUTH 89 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 1,317.25 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 30.77 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY OF BENCHMARK DRIVE; THENCE SOUTH 89 DEGREES 00 MINUTES 11 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 368.15 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 21 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 309.44 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 311.25 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 683.21 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 31 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 60.00 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 312.58 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 270.93 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 15 MINUTES 51 SECONDS; THENCE WESTERLY ALONG THE ARC, AND ALONG SAID RIGHT OF WAY A DISTANCE OF 42.79 FEET, FOR A CHORD OF SOUTH 87 DEGREES 12 MINUTES 12 SECONDS WEST A DISTANCE OF 42.78 FEET; TO THE END OF THE CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY, RUN SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 693.21 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 16 SECONDS EAST, A DISTANCE OF 313.67 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 575.19 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 343.69 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,262.79 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY OF BENCHMARK DRIVE; SAID POINT BEING THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 00 MINUTES 21 SECONDS; THENCE EASTERLY ALONG THE ARC, AND ALONG SAID RIGHT OF WAY A DISTANCE OF 30.17 FEET, FOR A CHORD OF NORTH 83 DEGREES 34 MINUTES 06 SECONDS EAST A DISTANCE OF 30.16 FEET; TO THE POINT OF BEGINNING CONTAINING 5.01 ACRES, MORE OR LESS.

SUBJECT TO A 10 FOOT UTILITY EASEMENT ON EACH LOT LINE.

Filed for Record in  
MADISON  
TIM SANDERS  
01-27-2004 10:09 am.  
WARR DEED 136.50  
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