

Return to: (enclose self-addressed stamped envelope)

Name: OLD BLUE SPRING SLLC
Address: 2806 W US90 Suite 101
Lake City, FL 32055

Instrument OR Volume Page
698 351

This Instrument Prepared by:
Name: OLD BLUE SPRINGS LLC
Address: 2806 W US90 Suite 101
Lake City, FL 32055

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

Property Appraisers Parcel Identification
Folio Number(s): Part of

Grantee(s) S.S. # (s)

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 15, 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:

Candy Maddalino
Witness Signature (as to first Grantor)

Candy Maddalino
Printed Name

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

OLD BLUE SPRINGS LLC
[Signature]
Grantor Signature **I.S.**

Daniel Crapps, as Manager
Printed Name

2806 W US90 Suite 101
Post Office Address

Lake City, FL 32055

Co-Grantor Signature, (if any) **I.S.**

Printed Name

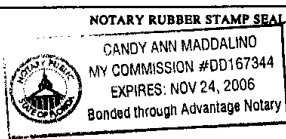
Post Office Address

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:



Witness my hand and official seal in the County and State last aforesaid
this 12th day of January, A.D. 2004.
Candy Ann Maddalino
Notary Signature
Candy Ann Maddalino
Printed Name

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LEGAL DESCRIPTION
LOT 15

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 TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, AND LEAVING SAID RIGHT OF WAY; RUN SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 699.50 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 55 SECONDS EAST, A DISTANCE OF 311.99 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 21 SECONDS EAST, A DISTANCE OF 577.95 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 55 SECONDS WEST, A DISTANCE OF 342.00 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,275.93 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY OF BENCHMARK DRIVE; THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 30.00 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 11:05 am.
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