

THIS INSTRUMENT WAS PREPARED BY:

H. Edward Garvin, Esquire  
P. O. Box 358041  
Gainesville, Florida 32635  
Florida Bar No. 749753  
(as to form only)

RECORD & RETURN TO:  
Madison Blue, Inc.  
P. O. Box 358567  
Gainesville, Florida 32635

**WARRANTY DEED**

**THIS WARRANTY DEED** made the 9th day of February, 2004, by **MADISON BLUE, INC.**, a Florida corporation, whose address is c/o P. O. Box 358567, Gainesville, Florida 32635, hereinafter called the grantor, and **CRAIG A. GRANT**, taking title as a single man, hereinafter called the grantee, whose address is Post Office Box 299, Ponte Vedra, Florida, 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:

Parcel 34 of **BLUE SPRINGS ESTATES SUBDIVISION**, a subdivision as more particularly described in Declaration of Restrictions and Protective Covenants recorded in O.R. Book 120, page 32 of the Public Records of Madison County, Florida

PARCEL ID# 19-1N-11-6199-OBS-034.

**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, 2003, 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. Grantor states under oath that this is not the homestead property of grantor.

**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

STATE OF FLORIDA  
COUNTY OF ALACHUA

**MADISON BLUE, INC.**, a Florida corporation

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

The foregoing instrument was acknowledged before me this 9th day of February, 2004, 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

Instrument	200400013959	OR	Volume	721	Page	4
MADISON	Documentary Fee \$	63.00	Date Paid	07-15-2004	TIM SANDERS	
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