

This Instrument Prepared By:
Michael H. Harrell
Abstract & Title Services, Inc.
111 East Howard Street
Live Oak, Florida 32064
ATS# 30682

Instrument Volume Page
2 [REDACTED] R 859 46

MADISON
Documentary Fee \$ 252.00
Date Paid [REDACTED]
TIM SANDERS

GENERAL WARRANTY DEED

Corporation to Individual (or Corporation/LLC)

This Warranty Deed made this 13th day of April, 2007 by

Old Blue Springs, L.L.C., a Florida Limited Liability Company

having its principle place of business at 2806 US Hwy 90 W, Suite 101, Lake City, FL 32055, hereinafter called the Grantor,
to

Craig A. Grant and Carol L. Houpt, as joint tenants with right of survivorship

whose post office address is 613 N Forest Creek Drive, St. Augustine, FL 32092, 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 Corporation.)

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, unto the Grantee all that certain land, situate in Madison County, Florida, viz: TAX ID:R [REDACTED] :

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anyways 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, 2006.

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

Lisa Hicks
WITNESS
Printed Name: Lisa Hicks

Mary Lyons
WITNESS
Printed Name: MARY LYONS

Old Blue Springs, L.L.C.

BY: [Signature]
Daniel Crapps, Managing Member

State of Florida
County of Columbia

I hereby certify that on this 13th day of April, 2007, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Daniel Crapps, the Managing Member of Old Blue Springs, L.L.C., a Florida Limited Liability Company who is personally known to me or produced a DL for identification, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken.

(SEAL)

Vera Lisa Hicks
NOTARY PUBLIC

My Commission Expires: 8-23-10



VERA LISA HICKS
Notary Public, State of Florida
My Comm. Expires Aug. 23, 2010
Comm. No. DD 568090

ATS #30682

Exhibit "A"

Lot 23, Benchmark Acres

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 Southwest corner of the Northwest Quarter of said Section 15, and run South 89°54'47" East, a distance of 1571.59 feet; thence North 00°42'25" West, a distance of 57.59 feet to the North right of way of Bandit Street, said point being the Point of Beginning; from said Point of Beginning and leaving said right of way, continue North 00°42'25" West, a distance of 694.53 feet; thence South 89°57'55" West, a distance of 318.05 feet; thence North 00°42'25" West, a distance of 567.41 feet; thence North 89°57'55" East, a distance of 348.06 feet; thence South 00°42'25" East, a distance of 1263.57 feet to said right of way; thence North 86°55'32" West, along said right of way, a distance of 30.07 feet to the Point of Beginning.

SUBJECT TO any county right of way.

SUBJECT TO a 10 foot utility easement on each lot line.

200700007439
Filed for Record in
MADISON
TIM SANDERS
04-24-2007 At 09:09 am.
WARR DEED 270.50
OR Volume 359 Page 46 - 47