

This instrument prepared by:  
**Paige P. Poechmann, Esquire**  
**POOLE & POOLE, P.A.**  
P. O. Box 1280  
Fernandina Beach, FL 32035

INSTR # 200801860, OR Book 1547, Page 1047, Pages  
2, Recorded 01/23/2008 at 09:47 AM,  
John A Crawford, Nassau County Clerk of Circuit Court  
Deed Doc \$0.70 Rec. Fee \$18.50  
#3

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given, as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances

## WARRANTY DEED

THIS INDENTURE, Made this 10<sup>th</sup> day of **January, 2008**, between **NORWOOD E. HIGGINBOTHAM, and JUDY HIGGINBOTHAM, his wife**, whose address is: 44001 Rolling Hill Lane, Callahan, Florida 32011, Party of the First Part, and **NASSAU COUNTY**, whose address is P.O. Box 1010, Fernandina Beach, FL 32035, Party of the Second Part;

**WITNESSETH:** That the said Party of the First Part, for and in consideration of the sum of **TEN & 00/100 DOLLARS (\$10.00)**, to him in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed the following described land, situate, lying and being in the County of NASSAU, State of Florida, to wit:

AS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**SUBJECT** to all Covenants, Restrictions, Easements, and Reservations of record, if any, **AND** to taxes accruing subsequent to **December 31, 2007**.

And the said Party of the First Part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Party of the First Part has hereunto set **their** hands and seals the day and year first above written.

SIGNED AND SEALED IN  
OUR PRESENCE

Sign: Paige P. Poechmann  
Print: PAIGE P. POECHMANN  
witness

Norwood E. Higginbotham  
**NORWOOD E. HIGGINBOTHAM**

Sign: Wesley R. Poole  
Print: WESLEY R. POOLE  
witness

Sign: Paige P. Poechmann  
Print: PAIGE P. POECHMANN  
witness

Judy Higginbotham  
**JUDY HIGGINBOTHAM**

Sign: Wesley R. Poole  
Print: WESLEY R. POOLE  
witness

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of **January, 2008**, by **NORWOOD E. HIGGINBOTHAM, and JUDY HIGGINBOTHAM, [ ]** who are personally known to me or **[✓]** who have provided current \_\_\_\_\_ drivers licenses as proof of identification.

Charlotte J. Young  
Notary Public of Florida

**Charlotte J. Young**  
Commission # DD488687  
Expires November 7, 2009  
Bonded Troy Pain - Insurance, Inc 800-385-7019

[seal]

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2 pp  
Rec 18.50  
Dec .70  
79.20

5x \*  
L650-60  
0110  
(HCH)

**EXHIBIT "A"**

( Parcel Three: Homesteaded property, Norwood Higginbotham and Spouse to Nassau County)

A portion of Section 1, Township 1 North, Range 24 East, Nassau County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of Swallowfork Estates Phase One, Block 1, according to the plat thereof as recorded in Plat Book 5, Page 305, of the Public Records of Nassau County, said point being on the Easterly Boundary of said Section 1, thence South 00 degrees 29 minutes 48 seconds East, along the East line of said Section 1, 362.65 feet; thence North 89 degrees 43 minutes 22 seconds West, 778.28 feet; thence North 38 degrees 26 minutes 38 seconds West 897.12 feet to the Southwest corner of lands described in Official Record Book 1028, Page 1690, of the Public Records of Nassau County; thence South 89 degrees 43 minutes 22 seconds East, along the South line of said Official Records Book 1028, Page 1690, 1080.00 feet to the Northwest Corner of Lands Described in Official Records Book 1170, Page 725, 337.35 feet to the Southwest corner thereof; thence South 89 degrees 43 minutes 22 seconds East, along the south line of said Official Records Book 1170, Page 725, 250.00 feet to the East line of Section 1 and the point of beginning.

The foregoing lands are subject to a 40' powerline, ingress and egress easement, reserved unto the Grantor, along the east boundary adjacent to the east section line of Section 1, Township 1 North, Range 24 East, being more particularly described as follows:

Begin at the southwest corner of Swallowfork Estates Phase One, Block One, according to the plat thereof as recorded in Plat Book 5, Page 305 of the Public Records of Nassau County, Florida, said point being on the Easterly boundary of said Section 1; thence South 00 degrees 29 minutes 48 seconds East, along the East line of said Section 1, 362.65 feet; thence North 89 degrees 43 minutes 22 seconds West, 40.00 feet; thence North 00 degrees 29 minutes 48 seconds West, 362.65 feet, more or less, to the South line of the lands described in said Official Records Book 1170, Page 725 and 726 of the Public Records of said County; thence South 89 degrees 43 minutes 22 seconds East a distance of 40.00 feet to the point of beginning.