

Prepared by and Return to:  
Mary T. Dotson, an employee of  
Alachua Title Services, LLC,  
P.O. Box 2408 (32616), 16407 N.W. 174th Drive, Suite C  
Alachua, Florida 32615  
386-418-8183

File Number:12-113

Inst: 201212014648 Date: 10/3/2012 Time: 10:02 AM  
Stamp-Deed: 174.30  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1242 P: 1363

## Warranty Deed

Made on September 24, 2012 A.D. by and between **Eagle Assets, LLC, a Florida limited liability company**, whose address is 20638 NW 78th Avenue, Alachua, Florida 32615, hereinafter called the "grantor", to **Nancy Blaisdell-Berthold, a married woman**, whose post office address is 4262 Bunker Road, Vernon, FL 32462, hereinafter called the "grantee":

(Whenever used herein the term "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 Ten Dollars, (\$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 **Columbia County, Florida**, to-wit:

**Lot 97 of SASSAFRAS ACRES, a subdivision, according to the Plat thereof as recorded in Plat Book 4, Page(s) 8, of the Public Records of COLUMBIA County, Florida.**

**Parcel Identification Number: R10024-097**

**Subject** to covenants, conditions, restrictions and easements 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; that the grantor hereby fully 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, 2012.

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 these witnesses:

Mary T. Dotson  
Witness Signature

Print Name: MARY T. DOTSON

Anita W. Frankenbeeger  
Witness Signature

Print Name: Anita W. Frankenbeeger

X  
Witness Signature  
Print Name: \_\_\_\_\_

X  
Witness Signature  
Print Name: \_\_\_\_\_

Mark P. Sullivan  
Mark P. Sullivan, Manager/Member of Eagle Assets, LLC  
20638 NW 78th Avenue, Alachua, Florida 32615

Thomas A. Sullivan  
Thomas A. Sullivan, Member of Eagle Assets, LLC

State of Florida  
County of Alachua

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on September 24, 2012, by Mmark P. Sullivan and Thomas A. Sullivan, as members of Eagle Assets, LLC, who has produced a valid driver's license as identification.

Mary T. Dotson  
NOTARY PUBLIC

Notary Print Name  
My Commission Expires: \_\_\_\_\_

