

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
DC 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

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

Anita W. Frankenberger
Witness Signature
Print Name: ANITA W. FRANKENBERGER

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

Witness Signature
Print Name: _____

Witness Signature
Print Name: _____

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: _____