

PREPARED BY:

Name: Stacey Clyatt, an employee of
NORTH CENTRAL FLORIDA TITLE, LLC
Address: 3517 NORTH LECANTO HWY
BEVERLY HILLS, FL 34465

File No. 091-06021
RETURN TO GRANTEE

Parcel No.: 00-00-00-14381-000

Inst:200912012679 Date:7/30/2009 Time:10:15 AM
Doc Stamp-Deed:469.00
DC.P.DeWitt Cason,Columbia County Page 1 of 1 B:1178 P:213

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 27 day of July, 2009, by **LORINE E. EDWARDS, A/K/A LORENE L. EDWARDS**, an unmarried widow, hereinafter called the Grantor, to **MATTHEW LANCE**, whose post office address is 162 Bryant Avenue Southwest, Fort White, FL 32038, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

Begin at the Northwest Corner of Block 30 in the TOWN OF FORT WHITE, FLORIDA, and run thence East to the Northeast corner of said block; thence South 100 feet; thence West to the West line of said Block 30; then North to the point of beginning, said Block 30 being situate in the SE 1/4 of NE 1/4 of SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, in Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2008.

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:

Stacey Clyatt
Witness Signature
Printed Name: STACEY CLYATT

Lorine E. Edwards L.S.
Name: Lorine E. Edwards, a/k/a Lorene L. Edwards
Address: 5948 W. Poplar Springs Circle, Crystal River, FL 34429

Donna Osborn
Witness Signature
Printed Name: Donna Osborn

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27 day of July, 2009, by Lorine E. Edwards, a/k/a Lorene L. Edwards, who is personally known to me or who has produced Drivers License as identification.

Stacey Clyatt
Signature of Notary
Printed Name:
My commission expires:

