

Prepared by:
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American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number 13-363

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DC, P DeWitt Cason, Columbia County Page 1 of 1 B 1259 P 404

Warranty Deed

Made this July 31, 2013 A.D.

By **FRANK C. OLMSTED, JR and ANNE C. OLMSTED, husband and wife**, whose address is: Post Office Box 470, Lake City, Florida 32056-0470, hereinafter called the grantor,

to **KENNETH R. CARNER and SHERYL A. CARNER, husband and wife**, whose post office address is: 1059 SW Pinemount Road, Lake City, Florida 32024, 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, viz:

LOT 2, and the N 1/2 of LOT 3, BLOCK A, WESTWOOD ACRES, a subdivision according to the plat thereof as recorded in Plat Book 3, page 69, of the public records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: 02749-000

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 our presence:

Elaine R. Davis

Witness Printed Name Elaine R. Davis

Frank C. Olmsted, Jr. (Seal)
FRANK C. OLMSTED, JR
Address 1059 SW Pinemount Road, Lake City, Florida 32024

Mary B. Whitehurst

Witness Printed Name Mrs. B. Whitehurst

Anne C. Olmsted (Seal)
ANNE C. OLMSTED
Address 1059 SW Pinemount Road, Lake City, Florida 32024