

Prepared by:  
Michael Harrell  
Abstract Trust Title, LLC  
PO Box 7175  
Lake City, FL 32055

ATS# 4-6300

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 25<sup>th</sup> day of July, 2014, Peoples State Bank, hereinafter called the grantor, to Michael D. Vinson, Jr and April Vinson, His Wife whose post office address is: 319 SE Andrews Drive, Lake City, FL 32025 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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: Parcel ID# R03095-003

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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, 2013.

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:

Nicole Moore  
Witness: NICOLE MOORE

Peoples State Bank  
By: [Signature]  
Chris Dampier, Executive Vice President

Printed Name:

[Signature]  
Witness:  
[Signature]  
Printed Name:

Inst: 201412011228 Date: 7/28/2014 Time: 2:14 PM  
Doc Stamp-Deed 838.60  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1278 P: 1031

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 25th day of July, 2014 by Chris Dampier, Executive Vice President of Peoples State Bank personally known to me or, if not personally known to me, who produced \_\_\_\_\_ for identification and who did not take an oath.

(Notary Seal)

[Signature]  
Notary Public



ATT# 6300 W

EXHIBIT "A"

A part of the East 1/2 of Section 23, Township 4 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the Southeast corner of said Section 23 and run N 00°49'40" W, along the East line of said Section 23, a distance of 987.76 feet for a point of beginning, said point being also the Northeast corner of Lot #1, Block "B" of Wise Estates, as per plat thereof recorded in Plat Book 7, Pages 164 - 167 of the Public Records of Columbia County, Florida; thence continue N 00°49'40" W, a distance of 321.24 feet; thence N 00°48'03" W, a distance of 1366.16 feet; thence N 89°33'23" W, a distance of 1010.63 feet; thence S 00°35'45" E, a distance of 2009.27 feet; thence S 84°13'50" E, a distance of 369.34 feet to a point on the North line of Block "A" of said Wise Estates; thence along the Northerly line of said Block "A", N 71°48'41" E, a distance of 205.45 feet; thence N 39°56'54" E, a distance of 254.23 feet; thence N 72°13'08" E, a distance of 301.96 feet to the point of beginning.

Less and except all property lying within the platted boundaries of Cannon Creek Place Unit 2, a subdivision recorded at Plat Book 8, Pages 130-131, Columbia County, Florida.