

**This Instrument Prepared by & return to:**

Name: **LUIS ANUEZ**  
Address: **285 SW KEMP CT.**  
**LAKE CITY, FLORIDA 32024**

Inst: 201812062865 Date: 02/09/2018 Time: 4:57PM  
Page 1 of 1 B: 1353 P: 966, P.DeWitt Cason, Clerk of Court  
Columbia County, Fl: BD  
Deputy ClerkDoc Stamp-Mort: 79.80

Parcel I.D. #: 03751-206

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** Made the 9<sup>th</sup> day of **January**, A.D. 2018, by **ANTONETTE T. LAWSON**,  
A SINGLE WOMAN, hereinafter called the grantors, to **LUIS ANUEZ**, whose post office address is **285 SW KEMP**  
**CT, LAKE CITY, FL 32024**, hereinafter called the grantee:

*(Wherever used herein the terms "grantors" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)*

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

**LOT 6, SOUTHWIND, A SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 179, COLUMBIA COUNTY, FLORIDA, SUBJECT TO RESTRICTIONS RECORDED IN O.R. BOOK 847, PAGE 1391-1392, COLUMBIA COUNTY, FLORIDA, AND SUBJECT TO POWER LINE EASEMENT.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**

**GRANTEE HEREIN DOES HEREBY AGREE TO ASSUME THAT CERTAIN MORTGAGE EXECUTED BY DELMOND O. LAWSON AND ANTONETTE T. LAWSON IN FAVOR OF AMERICAN GENERAL HOME EQUITY, INC., DATED 10/20/06, RECORDED 10/25/06, IN O.R. BOOK 1100, PAGE 289, IN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.**

*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 grantors hereby covenant with said grantee that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2018.*

*In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.*

Signed, sealed and delivered in the presence of:

*Patricia Lang*  
Witness Signature  
**PATRICIA LANG**

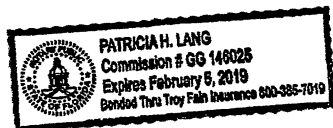
*Mary Ann Tomlinson*  
Witness Signature

Mary Ann Tomlinson  
Printed Name

*Antonette Lawson* L.S.  
**ANTONETTE T. LAWSON**  
Address: **260 SW AMELIA CT, FORT WHITE, FL 32038**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of **January**, 2018, by **ANTONETTE T. LAWSON**, who are known to me or who have produced Driver's License as identification.



*Patricia Lang*  
Notary Public  
My commission expires 2-5-19