

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

File Number 14-159

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C.C.P. DeWitt Cason, Columbia County Page 1 of 2 B:1271 P:1617

### Warranty Deed

Made this March 21st, 2014 A.D

By SARAH COMRIE, who resides at , 6178 Sherwood Glen Way, Apt 5, West Palm Beach, Florida 33415, hereinafter called the grantor,

to DAVID McCARTY and KATHLEEN McCARTY, husband and wife, whose post office address is. 155 SW Woodberry Court, 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.

**SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART OF**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 00504-112

**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, 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.*

Beverly Colcura  
Witness Printed Name BEVERLY COLLURA

SARAH COMRIE (Seal)  
Address: 6178 Sherwood Glen Way, Apt 5, West Palm Beach, Florida 33415

Tapa Stroud  
Witness Printed Name Tapa Stroud

(Seal)

State of Florida  
County of Manatee

The foregoing instrument was acknowledged before me this 21 day of March, 2014, by SARAH COMRIE, a single woman, who is/are personally known to me or who has produced DRIVERS LICENSES as identification.

Linda Jo Lewis  
Notary Public  
Print Name: \_\_\_\_\_

NOTARY PUBLIC STATE OF FLORIDA  
Linda Jo Lewis  
Commission # EE112820  
Expires: JULY 17, 2015  
HERBERT TICOU ATLANTIC BONDING CO., INC.

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### Schedule "A"

That portion of the N 1/2 of SW 1/4, and the S 1/2 of the NW 1/4 in Section 2, Township 6 South, Range 15 East, Columbia County, Florida, according to U S. Government Survey, being described as follows:

#### LOT 12 SOUTHLAND TRAILS UNRECORDED

Commence at the NE corner of the W 1/2 of said Section 2, thence South 01° 05' 04" East, for a distance of 2655.43 feet to a set 1/2" iron Rod, stamped LB 6894, thence South 88° 31' 14" West for a distance of 1988.86 feet to a set 1/2 " iron Rod, stamped LB 6894, thence South 01° 05' 11" East, for a distance of 663.39 feet to a set 1/2" iron rod, stamped LB 6894, thence South 88° 31' 14" West, for a distance of 662.87 feet to a set 1/2' iron rod, stamped LB 6894, thence North 01° 01' 25" West for a distance of 663.40 feet to concrete monument no identification, thence North 88° 31' 14" East for a distance of 662.15 feet to the Point of Beginning.

SUBJECT TO and together with an Easement for ingress, egress and public utilities as described in Warranty Deed recorded in Official Record Book 1047 page 1135.

SUBJECT TO a 10 foot wide public utility Easement parrallel with all lot lines and Ingress and Egress Easements, as shown in Warranty Deed recorded in Official Record book 1047 page 1135