

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 10-4069

Inst:201012006277 Date:4/20/2010 Time:3:16 PM
Doc Stamp-Deed:84.00
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1193 P:41

General Warranty Deed

Made this April 19, 2010 A.D. By **4 Mile Branch Property Services LLC**, a Florida dissolved corporation, whose address is: 295 N.W. Commons Loop, Lake City, FL 32055, hereinafter called the grantor, to **Joel A. Manzaneres**, whose post office address is: 541 S.E. Rolling Hills Drive, Lake City, FL 32038, 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 1 and 2 and 3, Block G of S.C. ALBRITTON'S REPLAT OF SPRINGFIELD SUBDIVISION, according to the Plat thereof as recorded in Plat Book 3, Page(s) 20, of the Public Records of COLUMBIA County, Florida.

Parcel ID Number: **05417-001**

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, 2009.

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:

Cheryl E. Beatty
Witness Printed Name Cheryl E. Beatty

Jadet Donalds
Witness Printed Name JADET DONALDS

State of Florida
County of Columbia

4 Mile Branch Property Services LLC (Seal)
By: Charles B. Brown III, Managing Member
Address: 295 N.W. Commons Loop, Lake City, FL 32055

Address: _____ (Seal)

The foregoing instrument was acknowledged before me this 19th day of April, 2010, by Charles B. Brown as Managing Member of 4 Mile Branch Property Services LLC a Florida dissolved corporation, who is/are personally known to me or who has produced Fl. DL. as identification.



Cheryl E. Beatty
Notary Public
Print Name: Cheryl E. Beatty
My Commission Expires: 7-31-2012