

770.20

This Instrument Prepared by & return to:
Name: TRISH LANG, an employee of
NORTH CENTRAL FLORIDA TITLE
LLC
Address: 343 NW COLE TERRACE, SUITE 101
LAKE CITY, FL 32055
File No. 13Y-0302-JTL

Inst: 201312007852 Date: 5/22/2013 Time: 2:45 PM
Stamp-Deed: 1715.00
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1255 P: 227

Parcel I.D. #: 03922-003

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 15th day of May, A.D. 2013, by SANDRA L. WINKLER, F/K/A SANDRA L. HUBBARD, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantor, to SEAN A. DEVORE and VICKI R. DEVORE, HIS WIFE, whose post office address is 8239 SW OLD WIRE ROAD, FORT WHITE, FLORIDA 32038, hereinafter called the grantees:

(If hereafter used herein the terms "grantor" and "grantees" 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 grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in Columbia County, State of Florida, viz:

COMMENCE AT THE SW CORNER OF THE NE 1/4, OF THE NW 1/4, SECTION 23, TOWNSHIP 6 SOUTH, RANGE 16 EAST, AND THENCE RUN N 89°53'02"E, A DISTANCE OF 604.17 FEET TO THE EAST RIGHT OF WAY LINE OF THE COUNTY MAINTAINED ROAD AND THE POINT OF BEGINNING: THENCE CONTINUE N 89°53'02"E, A DISTANCE OF 726.36 FEET: THENCE N 0°37'18"E, A DISTANCE OF 538.54 FEET: THENCE S 89°56'34"W TO THE EAST RIGHT OF WAY LINE OF THE COUNTY MAINTAINED ROAD: THENCE S 35°45'58"W, A DISTANCE OF 664.58 FEET MORE OR LESS TO THE POINT OF BEGINNING. ALL LYING AND BEING IN COLUMBIA COUNTY, FLORIDA.

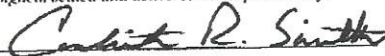
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever.


And the grantor hereby covenants with said grantees that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land, and 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 the presence of:


Witness Signature

Conchita R. Smith
Printed Name


Witness Signature

Angelique Brown
Printed Name


SANDRA L. WINKLER J.S.
Address:
9521 LANTERN BAY CIRCLE, WEST PALM
BEACH FL. 33411

STATE OF FLORIDA
COUNTY OF PALM

The foregoing instrument was acknowledged before me this 17th day of May, 2013, by SANDRA L. WINKLER, who is known to me or who has produced FL Drivers License as identification.



Michael Lopez
Notary Public
State of Florida
My Commission Expires 08/27/2016
Commission No. EE 830690

Notary Public

My commission expires

8/27/2016