

41
\$95,000.00
\$665.00

46

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-04025TL**

Parcel I.D. #: **02346-037**

Inst: 201312009588 Date: 6/25/2013 Time: 3:08 PM
Doc Stamp: 665.00
C.C. DeWitt Cason, Columbia County Page 1 of 1 B:1257 P:110

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 22nd day of June, A.D. 2013, by **JAMES W. CHASTEEN, A**

WIDOWER, hereinafter called the grantor, to **VALERIE COSTANTINI, A SINGLE PERSON**, whose post office address is ~~1111 S. GUNNWAY 22, MOKRA, MINNEAPOLIS, MN 55404~~ hereinafter called the grantee:

***150 NW GREEN LANE, LAKE CITY, FL 32055**
(Wherever used herein the terms "grantor" 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 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 grantee all that certain land situate in **Columbia County, State of Florida**, viz:

Lot 6, in Block 3, of Club View Park, a subdivision according to a Plat thereof, on file in Plat Book 3, Page 102, of 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 grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he 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:

Heather Law
Witness Signature
Heather Law
Printed Name

Susan Holton Eagle
Witness Signature
Susan Holton Eagle
Printed Name

James W. Chasteen by Brad Chasteen
L.S.
JAMES W. CHASTEEN BY BRAD CHASTEEN
HIS ATTORNEY IN FACT
Address:
784 PEPPERVINE AVE., JACKSONVILLE, FL
32259

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22nd day of June, 2013, by **BRAD CHASTEEN** **ATTORNEY IN FACT FOR JAMES W. CHASTEEN**, who is known to me or who has produced Driver's License as identification.

Patricia H. Lang
Notary Public
My commission expires 12-14-14

