

Prepared by:  
Michael Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

Inst: 201712021342 Date: 11/20/2017 Time: 2:56PM  
Page 1 of 3 B: 1348 P: 1115, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 364.00

ATT# 4-7975

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 16<sup>th</sup> day of November, 2017, Michael Carsno and His Wife, Dixie Carsno, hereinafter called the grantor, to James J. Durkin and His Wife, Donna L. Durkin whose post office address is: PO Box 545, Lake City, FL 32056 hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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.

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

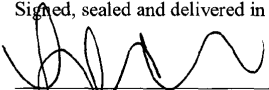
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


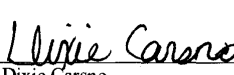
TO HAVE AND TO HOLD, the same in fee simple forever.

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 the prior year.

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:

  
Witness: Heanna Weimert  
Printed Name: Heanna Weimert  
Witness: Robert Taylor JR  
Printed Name: Robert Taylor JR

  
Michael Carsno  
  
Dixie Carsno

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of November, 2017 by MICHAEL CARSNO AND HIS WIFE, DIXIE CARSNO personally known to me or, if not personally known to me, who produced \_\_\_\_\_ for identification and who did not take an oath.

(Notary Seal)

\_\_\_\_\_  
Notary Public

North Carolina

Inverell County

I, Keith M Connor, a Notary Public for said County and State, do hereby certify that  
Michael Carson & Dixie Carson <sup>his wife</sup> personally appeared before me this day and acknowledged the due  
execution of the attached

Witness my hand and official seal, this 16<sup>th</sup> day of November, 2017



Keith M Connor

Notary Public

My commission expires 03-19-2022

ATT 7975

Exhibit "A"

**Lot 25, River Rise Residential Subdivision, Unit 1, according to the map or plat thereof, as recorded in  
Plat Book 8, Page(s) 51, of the Public Records of Columbia County, Florida.**