

This Instrument Prepared By:
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ATS# 17445

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DC, P DeWitt Cason, Columbia County Page 1 of 1 B 1168 P 1400

GENERAL WARRANTY DEED

Individual to Individual (or Corporation/LLC)

This Warranty Deed made this 3rd day of March, 2009 by

Aida Elliott a/k/a Aida Elliot

hereinafter called the Grantor, to

Sarah E. Smith and David C. Ripple, as Joint Tenants With Right of Survivorship

whose post office address is 3309 Mauldin Ave, Lake City, FL 32024, 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.)

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, unto the Grantee all that certain land, situate in Columbia County, Florida, viz: TAX ID: R03622-102 :

Lot 2, Sunny Acres, Unit 2, according to map or plat thereof as recorded in Plat Book 6, Page 45, of the Public Records of Columbia County, Florida.

The above described property is not, nor has it ever been the Homestead of the Grantor who in fact resides at 1730 SW 68th Terrace, Gainesville, FL 32607.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anyways 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, and hereby 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, 2008.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Donna Cox
WITNESS

Printed Name: Donna Cox

Traci Landry
WITNESS

Printed Name: Traci Landry

Aida Elliott
Aida Elliott

State of Florida
County of Columbia

I hereby certify that on this 3rd day of March, 2009, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Aida Elliott a/k/a Aida Elliot, who is personally known to me or produced a drivers license for identification, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken.

(SEAL)



DONNA COX
Notary Public, State of Florida
My Comm. Expires Jan. 16, 2010
Commission No. DD 507061
Bonded Thru Notary Public Underwriter:

Donna Cox
NOTARY PUBLIC

My Commission Expires: