

Prepared by:
Branden Strickland
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

ATS# 4-6176

Warranty Deed

THIS WARRANTY DEED made the 10th day of June, 2014, by Joe T. Herring and Ethel Mae Herring, Husband and Wife, hereinafter called the grantor, to Bryce Dickey, and his wife, Angela Coe whose post office address is: 334 SW Sunrise Way, 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)

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, viz: Parcel ID# R02899-001

Lot 5, Block D, Troy Pines Addition, a subdivision according to the plat thereof recorded at Plat Book 3, Page 90, in the Public Records of Columbia County, Florida.

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 .

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:

Michelle Moore
Witness:
Michelle Moore
Printed Name:

Michelle H. Harrell
Witness:
Michelle H. Harrell
Printed Name:

Joe T. Herring
Joe T. Herring

Ethel Mae Herring
Ethel Mae Herring

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10th day of June, 2014 by JOE T. HERRING AND ETHEL MAE HERRING, HUSBAND AND WIFE personally known to me or, if not personally known to me, who produced D for identification and who did not take an oath.

(Notary Seal)

Notary Public

Inst: 201412008651 Date: 6/10/2014 Time: 3:56 PM
Doc Stamp: Deed 868.00
P. DeWitt Cason, Columbia County Page 1 of 1 B: 1275 P: 2451

