

15180

WARRANTY DEED

This Warranty Deed made and executed the 7th day of February, 2014, by **LENVIL H. DICKS LIVING TRUST**, hereinafter called the grantor, to **JOSHUA M. STRICKLAND AND THERESA J. SWEET**, husband and wife, whose post office address is 435 NW Bascom Norris Drive, Apt 103, Lake City, Florida 32055, 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 the 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, v/z

LOT 14, BLOCK B, BRENT HEIGHTS, a subdivision as recorded in Plat Book 6, Pages 51-51A, Columbia County, Florida, subject to Deed Restrictions recorded in O.R. Book 0746, Pages 0905-0907, Columbia County, Florida and subject to Power Line Easement.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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 our presence

Nanci Brinkley
Witness: Nanci Brinkley
Shirley Fitson
Witness Shirley Fitson

Lenvil H Dicks Living Trust
Lenvil H. Dicks
By Lenvil H Dicks, Trustee

State of Florida
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Lenvil H Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of February, 2014

Nanci L Brinkley
Notary Public, State of Florida

This instrument prepared by Bradley N Dicks
Address P O Box 513 Lake City, FL 32056

