

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

Inst: 201612009976 Date: 06/15/2016 Time: 2:55PM
Page 1 of 1 B: 1316 P: 2423, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 79.10

ATT# 4-7191

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 14th day of June, 2016, Jerry J. Castagna, A Married Person, hereinafter called the grantor, to Peter Bonilla Jr., whose post office address is: 150 SW Morning Glory Drive, 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.

Lot 57, Rolling Meadows, a subdivision according to the plat thereof recorded at Plat Book 8, Pages 45 and 46, in the Public Records of Columbia County, Florida.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 521 NW Old Mill Drive, Lake City, FL 32055.

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 December 31, 2015.

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:

Berry

Witness:

Barney Hughes

Printed Name:

Jerry J. Castagna

Jerry J. Castagna

Regina Simpkins

Witness:

Regina Simpkins

Printed Name:

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14th day of June, 2016 by JERRY J. CASTAGNA, A MARRIED PERSON personally known to me or, if not personally known to me, who produced D. for identification and who did not take an oath.

Regina Simpkins
Notary Public
Regina Simpkins

(Notary Seal)



REGINA SIMPKINS
MY COMMISSION # EE 859115
EXPIRES: January 4, 2017
Bonded Thru Budget Notary Services