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This Instrument Prepared by & return to:

Name: **JOAN V. WILLIAMS**
Address: **385 SUMAC LN**
LAKE CITY, FL 32024

Parcel I.D. #: **03231-011**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Inst:201512009819 Date:6/3/2015 Time:3:18 PM
Doc Stamp-Deed:0.70

DC P.DeWitt Cason, Columbia County Page 1 of 2 B 1295 P:1876

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the 3rd day of **June**, A.D. 2015, by **JOAN V. WILLIAMS, A**

SINGLE WOMAN, hereinafter called the grantors, to **JOAN V. WILLIAMS, A SINGLE WOMAN, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO MORGAN LEE GABEY, A SINGLE WOMAN, whose post office address is 385 SW SUMAC LANE, LAKE CITY, FLORIDA 32024, TO RYAN DONLEE GABEY, A MARRIED MAN, whose post office address is 16026 89 AVENUE E., PUYALLUP, WA 98375**, hereinafter called the grantees:

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of FLORIDA**, viz:

SEE EXHIBIT "A" ATTACHED

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

To Have and to Hold the same in fee simple forever.

And the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant 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, 2014.

In Witness Whereof, the said grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature **Patricia Lang**

Printed Name

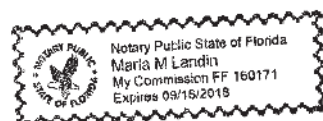
Marla M. Landin
Witness Signature **Marla M. Landin**

Printed Name

Joan V. Williams L.S.
JOAN V. WILLIAMS
Address: **385 SW SUMAC LN**
LAKE CITY, FL 32024

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd day of **June**, 2015, by **JOAN V. WILLIAMS**, who is known to me or who has produced **Driver's License** as identification.



Marla M. Landin
Notary Public
My commission expires _____

Exhibit "A"

TOWNSHIP 4 SOUTH - RANGE 16 EAST

SECTION 28: The SE 1/4 of the NW 1/4 of the SE 1/4.

Grantor reserves a non-exclusive perpetual easement for ingress and egress over and across the North 30 feet of the West 60 feet and over the South 60 feet.

TOGETHER WITH a non-exclusive perpetual easement for ingress and egress over and across the East 45 feet of the SE 1/4 of SE 1/4; the South 60 feet of the NE 1/4 of SE 1/4; the South 60 feet of the NW 1/4 of SE 1/4; the West 3 feet and the North 30 feet of the SW 1/4 of NW 1/4 of SE 1/4; the North 30 feet of the West 60 feet of the SE 1/4 of NW 1/4 of SE 1/4; the West 30 feet and the South 30 feet of the NW 1/4 of NW 1/4 of SE 1/4; and the South 30 feet of the West 60 feet of the NE 1/4 of NW 1/4 of SE 1/4. COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A 1996 DOUBLE WIDE MOBILE HOME LOCATED ON ABOVE DESCRIBED PROPERTY.