

Prepared by:  
Traci Landry  
Abstract & Title Services, Inc.  
111 E. Howard Street  
Live Oak, FL 32064

Inst: 201212015375 Date: 10/15/2012 Time: 11:30 AM  
Stamp: Deed: 528.50  
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1243 P: 305

ATS# 1-35784

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 12th day of October, 2012, Kathy C. Smith Niblack and her husband, Joel Niblack, hereinafter called the grantor, to David J. Rowe, A Single Person, whose post office address is: 14806 NW 145th Terrace, Alachua, FL 32615 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# 30-7S-17-10058-673

Lot 83, A Replat of Lots 38, 45 and 46 of Santa Fe River Plantations, a subdivision according to the plat thereof recorded at Plat Book 5, Pages 13, 13A through 13D, in the Public Records of Columbia County, Florida.


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

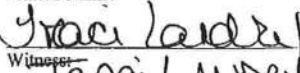
TO HAVE AND TO HOLD, the same in fee simple forever.

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 December 31, 2011.

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:

  
Witness:  
Printed Name:

  
Witness:  
Printed Name:

  
Kathy C. Smith Niblack

  
Joel Niblack

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of October, 2012 by KATHY C. SMITH NIBLACK, and her husband, JOEL NIBLACK, personally known to me or, if not personally known to me, who produced Driver's License for identification and who did not take an oath.

(Notary Seal)



  
Notary Public

STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
P. DeWITT CASON, CLERK OF COURTS

By   
Deputy Clerk

Date 10-30-12

