

Prepared by and return to:
Frontier Title Group LLC
5225 8th Street
Zephyrhills, FL 33542
as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Inst:201512000993 Date:1/21/2015 Time:12:59 PM
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DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1287 P:2631

Folio Number(s): 24-3S-16-02275-058
File No.: 2014-401

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made this 16 day of January, 2015 by Ellen M. Pattison, Single person hereinafter called the Grantor, whose post office address is, 22 Saint John Street, Lancaster, NY14086 to Rafael Trespalacios and Melissa A Trespalacios husband and wife, whose post office address is 594 NW Horizon Street, Lake City, FL 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 corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

Lot 8, of AZALEA CREEK, according to the plat thereof, as recorded in Plat Book 6, Page 86, of the Public Records of Columbia County, Florida

TOGETHER WITH:

A part of Lot 7 of AZALEA CREEK as per plat thereof recorded in Plat Book 6, Page 86 of the Public Records of Columbia County, Florida, more particularly described as follows:

Begin at the SW corner of said Lot 7 and run S 5936'23" E., along the South line thereof, 163.21 feet; thence N 5027'24" W., 165.31 feet to the West line of said Lot 7; thence S 3023'37" W., along said West line, 26.29 feet to the Point of Beginning

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

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

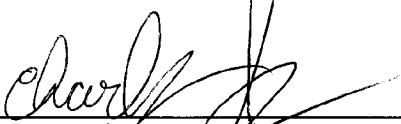
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the 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

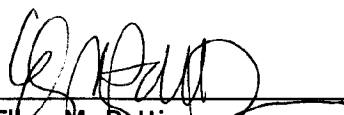
to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except as mentioned above.

IN WITNESS WHEREOF, the said grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness Charles Spence



Ellen M. Pattison



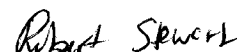
Witness Robert Stewart

STATE OF: FLORIDA
COUNTY OF: COLUMBIA

The foregoing instrument was acknowledged before me this 16 day of January, 2015 by Ellen M. Pattison who is/are personally known to me or has/have produced FL O/L as identification and who did not take an oath.



Notary Public



Printed Notary Name

