

Prepared by:

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

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DC, P DeWitt Cason, Columbia County Page 1 of 1 B: 1249 P: 2692

ATS# 4-5523

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 22nd day of February, 2013, John C. Torrese, A Single Person, hereinafter called the grantor, to Eloise H Pearce whose post office address is 309 NW Bridgewater Terrace, 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 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# 24-38-16-02275-106

Lot 6, Cobblestone, Unit 1, a subdivision according to the plat thereof as recorded in Plat Book 8, Pages 3-6 of 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, 2012

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:

Regina Williams
Witness:

Regina Williams
Printed Name:

Traci Landry
Witness:

Traci Landry
Printed Name:

John C. Torrese
John C. Torrese

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 22nd day of February, 2013 by JOHN C. TORRESE, A Single Person personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

(Notary

Notary Public

Seal)



MICHAEL H. HARRELL
Notary Public, State of Florida
My Comm. Expires April 8, 2019
Commission No. 0000000000