

46

10.00
437.50
62,500.00

This Instrument Prepared by & return to:

Name: Leslie Thigpen, an employee of
NORTH CENTRAL FLORIDA TITLE,
LLC
Address: 343 NW COLE TERRACE, SUITE 101
LAKE CITY, FLORIDA 32055
File No. 12Y-10010LT

Parcel I.D. #: 07592-134

Inst: 201212015886 Date: 10/25/2012 Time: 4:07 PM
Doc Stamp: Deed 437.50
Clerk: P. DeWitt Cason, Columbia County Page 1 of 1 B: 1243 P: 1773

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 24th day of October, A.D. 2012, by JAMES A WYNKOOP, A MARRIED MAN, CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantor, to RICHARD WELLS and LINDA WELLS, HIS WIFE, whose post office address is, hereinafter called the grantees:

(Wherever used herein the terms "grantor" 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 grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does 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:

LOT 4, BLOCK B, EASTSIDE VILLAGE, UNIT 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 137-137A, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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 grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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 the presence of:

Clara O'Leary

Witness Signature

Clara O'Leary

Printed Name

Regina Simpkins

Witness Signature

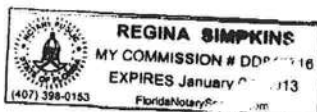
Regina Simpkins

Printed Name

JAMES A WYNKOOP L.S.
Address:
136 SE SABLE LN, LAKE CITY, FL. 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 24th day of October, 2012, by JAMES A WYNKOOP, who is known to me or who has produced Driver's License as identification.



Regina Simpkins
Notary Public Regina Simpkins
My commission expires 1-4-13

