

Prepared by:

Branden L. Strickland, Esq
Strickland Law Firm, P.L
430 Almeria Avenue
Coral Gables, FL 33134

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties

Inst: 201312001211 Date: 1/25/2013 Time: 9:36 AM
Doc Deed: 0.70
DG, P. DeWitt Cason, Columbia County Page 1 of 2 B. 1248 P. 1204

Warranty Deed

(Individual to Individual)

THIS WARRANTY DEED made the 18th day of January, 2013, **Katherine B. Norris, A Single Person**, hereinafter called the grantor, to **Katherine B. Norris, Betty Brady Bedingfield, Troy Bedingfield and Trent Bedingfield, As Joint Tenants With Right of Survivorship**, whose post office address is 544 NW Bert Avenue, 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# 20-3S-16-02192-006

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof

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

Melinda Weaver
Witness

MELINDA WEAVER
Printed Name

Traci Landry
Witness

Traci Landry
Printed Name

Katherine B. Norris
Katherine B. Norris

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 18th day of January, 2013 by **KATHERINE B. NORRIS, 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 Seal)



MICHAEL H. HARRELL
Notary Public, State of Florida
My Comm. Expires April 8, 2013
Commission No. DD 869555

Notary Public

Exhibit "A"

Begin at the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 3 South, Range 16 East, Columbia County, Florida, and run N 89°36'18" West, along the South line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, being also the North line of Lakewood Acres, a subdivision as recorded in Plat Book 4, Page 46, of the Public Records of Columbia County, Florida, a distance of 721.01 feet; thence N 01°13'43" East, 232.93 feet; thence N 89°36'18" E, parallel to the South line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 268.62 feet; thence N 01°53'04" W, 52.94 feet; thence S 89°36'18" E, parallel to the South line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 447.77 feet to a point on the East line of said Section 20; thence S 00°16'28" E, along said East line, 285.82 feet to the Point of Beginning.

TOGETHER WITH the right of ingress and egress over and across the following described property: A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 3 South, Range 16 East, more particularly described as follows. Commence at the SE corner of the NE $\frac{1}{4}$ of said NE $\frac{1}{4}$ and run N 0°16'28" W, along the East line thereof, 285.82 feet to the NE corner of lands described in OR Book 724, Page 640, of the Public Records of Columbia County, Florida, said point also being the Point of Beginning; thence N 89°36'18" W, along the North line thereof, 30.00 feet, thence N 0°16'28" W, 1043.30 feet to a point on the North line of lands described in OR Book 815, Page 2, of said Columbia County, Florida, said point also being on the North line of the NE $\frac{1}{4}$ of said NE $\frac{1}{4}$; thence S 89°39'27" E, along the North line thereof, 30.00 feet to the NE corner of said Section 20; thence S 0°16'28" E, along the East line thereof, 1043.33 feet to the Point of Beginning.

The above described land is one and the same property as described in Deeds recorded in OR Book 1046, Page 955 and OR Book 1163, Page 1618 of the Public Records of Columbia County, Florida.

TOGETHER WITH a 2003 Fleetwood mobile home, Brittany Park 0724X, VIN GAFL375A74643-BP21 and GAFL375B74643-BP21, located thereon. These mobile home titles have been retired with the Florida Dept of Motor Vehicles according to Florida Statute Section 319.261 and hereafter always a part of this real property.

Prepared by:

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

Inst: 201312001100 Date: 1/23/2013 Time: 4:04 PM
Doc Stamp-Deed: 910.00
P. DeWitt Cason, Columbia County Page 1 of 4 B: 1248 P-750

ATS# 4-5435

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 10th day of January, 2013, Constance Houghtaling and Karen L. Vaknine also known as Karen L. Houghtaling and Bradley M. Houghtaling, hereinafter called the grantor, to Katherine B. Norris, whose post office address is 544 NW Bert Avenue, 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# 20-3S-16-02192-006

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

The above described property is not the Homestead of the Grantors, nor has it ever been the Homestead of same, who in fact respectively reside at: 24 Carolina Oaks Drive, Fountain Inn, SC 29644; 4781 Ogle Road, Jamesville, NY 13078 and 184 Wildflower Drive, Rochester, NY 14623.

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

AS TO CONSTANCE HOUGHTALING
Signed, sealed and delivered in our presence

Traci Landry
Witness
TRACI LANDRY
Printed Name

Constance Houghtaling
Constance Houghtaling

Melinda Weaver
Witness
MELINDA WEAVER
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 10th day of January, 2013 by CONSTANCE HOUGHTALING personally known to me or, if not personally known to me, who produced adversus for identification and who did not take an oath

(Notary Seal)

Notary Public



MICHAEL H. HARRELL
Notary Public, State of Florida
My Comm. Expires April 8, 2013
Commission No. DD 869555

#5435

Exhibit "A"

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TOGETHER WITH the right of ingress and egress over and across the following described property: A part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 3 South, Range 16 East, more particularly described as follows: Commence at the SE corner of the NE $\frac{1}{4}$ of said NE $\frac{1}{4}$ and run N 0°16'28" W, along the East line thereof, 285.82 feet to the NE corner of lands described in OR Book 724, Page 640, of the Public Records of Columbia County, Florida, said point also being the Point of Beginning; thence N 89°36'18" W, along the North line thereof, 30.00 feet; thence N 0°16'28" W, 1043.30 feet to a point on the North line of lands described in OR Book 815, Page 2, of said Columbia County, Florida, said point also being on the North line of the NE $\frac{1}{4}$ of said NE $\frac{1}{4}$; thence S 89°39'27" E, along the North line thereof, 30.00 feet to the NE corner of said Section 20; thence S 0°16'28" E, along the East line thereof, 1043.33 feet to the Point of Beginning.

The above described land is one and the same property as described in Deeds recorded in OR Book 1046, Page 955 and OR Book 1163, Page 1618 of the Public Records of Columbia County, Florida.

TOGETHER WITH a 2003 Fleetwood mobile home, Brittany Park 0724X, VIN GAFL375A74643-BP21 and GAFL375B74643-BP21, located thereon. These mobile home titles have been retired with the Florida Dept of Motor Vehicles according to Florida Statute Section 319.261 and hereafter always a part of this real property.

AS TO KAREN L. VAKNINE a/k/a KAREN L. HOUGHTALING

Signed, sealed and delivered in our presence:

x [Signature]
Witness:
Elena Vecchiarelli
Printed Name:

Karen L. Vaknine
Karen L. Vaknine a/k/a Karen L. Houghtaling

x Alice M. Relyea
Witness
ALICE M RELYEA
Printed Name.

STATE OF New York
COUNTY OF Onondaga

The foregoing instrument was acknowledged before me this 16 day of January, 2013 by KAREN L. VAKNINE a/k/a KAREN L. HOUGHTALING 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

[Signature]
Notary Public

(Notary Seal)
SALLY A. O'DONNELL
Notary Public, State of New York
Qualified in Onondaga County
Commission Expires March 30, 20 14

AS TO BRADLEY M. HOUGHTALING
Signed, sealed and delivered in our presence.

Kevin Pickering

Witness:

KEVIN PICKERING

Printed Name:

RUTH WILSON

Witness:

RUTH WILSON

Printed Name:

Bradley M. Houghtaling

Bradley M. Houghtaling

STATE OF NEW YORK
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 16 day of January, 2013 by **BRADLEY M. HOUGHTALING** personally known to me or, if not personally known to me, who produced DRIVER LICENSE for identification and who did not take an oath.

Ruth Wilson
Notary Public

(Notary Seal)

