

Return to:
James F. Murphy
892 SW Little Road
Lake City, Florida 32024

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DC, P. DeWitt Cason, Columbia County Page 1 of 1 B.1208 P.1127

Warranty Deed

Made this JANUARY 19th, 2011 A.D.

By JAMES F. MURPHY, a single man, whose address is: 892 SW Little Road, Lake City, Florida 32024, hereinafter called the grantor,
to TRAVIS JAMES MURPHY, whose post office address is: 892 Sw Little Road, Lake City, Florida 32024, hereinafter called the
grantee:

(Whenever used herein the term "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 Dollars, (\$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:

Commence at PRM also known as the SE corner of Lot 11 of RIVERS MANOR UNIT 1, as per Plat thereof recorded in Plat Book 5 page 139 of the Public Records of Columbia County, Florida and run South 00 degs 18' 09" East 168.77 feet to the NW corner of Lot 8 also being the Point of Beginning, Thence North 89 degs 18' 16" East along the North line of said Lot 8, 319.65 feet, Thence South 04 degs 33' 47" West, 137.15 feet, Thence South 87 degs 26' 45" West, 308.30 feet to the West line of said Lot 8, Thence North along the West line of said Lot 8, 146.57 feet to the Point of Beginning. Parcel contains 1.02 acres, more or less. IN COLUMBIA COUNTY, FLORIDA.

Together With an Easement for Ingress, Egress and Utilities over and across the North 30 feet of said Lot 8 Less and Except the above described property

Parcel ID Number: 03401-108

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; 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, 2010.

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:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

James F. Murphy (Seal)
JAMES F. MURPHY

Johnny M. Hamm
Witness Printed Name Johnny M. Hamm

_____ (Seal)

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 19TH day of JANUARY, 2011, by JAMES F. MURPHY, who is/are personally known to me or who has produced Drivers license as identification.

Elaine R. Davis
Notary Public
Print Name: _____
My Commission Expires: _____

