

\$21,995.00

## WARRANTY DEED

This Warranty Deed made and executed the 11<sup>th</sup> day of March, 2014, by SUBRANDY LIMITED PARTNERSHIP, a Florida limited partnership, hereinafter called the grantor, to JACQUELINE Y. BELL AND PATRICK BELL, whose post office address is 892 SW Mauldin Avenue, Lake City, FL 32024, hereinafter called the grantees:

(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 the consideration of the sum of \$ 10 00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Columbia County, Florida, viz

LOT 4, MAULDIN WOODLANDS, a subdivision as recorded in Plat Book 6, Page 176, Public Records of Columbia County, Florida, subject to Deed Restrictions recorded in O.R. Book 0837, Pages 1778-1779, Columbia County, Florida, and subject to Power line Easement.

Together with all the tenements, hereditaments and appurtenances thereto belong 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 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, 1997

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.

Nanci L. Brinkley  
Witness: Nanci L. Brinkley

Arny Woolum  
Witness: Arny Woolum

Bradley N. Dicks  
Bradley N. Dicks, General Partner  
Subrandy Limited Partnership

State of Florida  
County of Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath

WITNESS my hand and official seal in the County and State last aforesaid this 11<sup>th</sup> day of March, 2014

Nanci L. Brinkley  
Notary Public, State of Florida

17/1/2014 12:00:00 Date: 3/18/2014 Time: 2:36 PM  
Doc. P. DeWitt Clerk, Columbia County Page 1 of 1 B:1271 P:536

This instrument prepared by: Bradley N. Dicks  
Address: P.O. Box 513 Lake City, FL 32056

