

Prepared by:

Elaine R. Davis / Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 14-500

Doc: 201412017481 Date: 11/12/2014 Time: 1:57 PM
Doc Stamp-Deed: 150.50
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1284 P: 1051

General Warranty Deed

Made this November 12th, 2014 A.D.

By **CHARLES A. MATTHEWS, JR and DIANNE E. MATTHEWS, husband and wife**, whose address is: 455 SW Hammock Hill Circle, Lake City, Florida 32024, hereinafter called the grantor,

to **DONALD A. MUDDIMAN and JEAN E. MUDDIMAN, husband and wife**, whose post office address is: 305 Oregon Avenue, Saint Cloud, Florida 34769, 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:

LOT 4, of PINE OAK HAMMOCK, a subdivision according to the Plat thereof as recorded in Plat Book 6 pages 28 - 28 D of the public records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: **09736-105**

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, 2015.

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

Debbie G. Moore
Witness Printed Name Debbie G. Moore

Charles A. Matthews, Jr. (Seal)
CHARLES A. MATTHEWS, JR
Address: 455 SW Hammock Hill Circle, Lake City, Florida 32024

Dianne E. Matthews (Seal)
DIANNE E. MATTHEWS
Address:

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of November, 2014, by CHARLES A. MATTHEWS, JR and DIANNE E. MATTHEWS, husband and wife, who is/are personally known to me or who has produced DRIVERS LICENSES as identification.

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

