

Prepared by:
Branden Strickland
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

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DC, P. DeWitt Cason, Columbia County Page 1 of 1 B:1285 P:544

ATS# 4:6455

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 21st day of November, 2014, by Don Lynch, and his wife, Lula M. Lynch, hereinafter called the grantor, to David L. Greear whose post office address is: P. O. Box 392, Lake City, FL 32056 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# 02939-141

Lot 41, Creekside, according to the plat thereof, as recorded in Plat Book 7, Page 124 and Page 125, of the Public Records of Columbia County, Florida.

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, 2014.

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:

Pegina Simpkins
Witness: Pegina Simpkins
Printed Name:

Michael H. Harrell
Witness: Michael H. Harrell
Printed Name:

Don L. Lynch
Don Lynch

Lula M. Lynch
Lula M. Lynch

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of November, 2014 by DON LYNCH AND HIS WIFE, LULA M. LYNCH 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)

Notary Public

