Prepared by:
Elaine R. Davis / Nicole Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 18-334

Inst: 201812019000 Date: 09/12/2018 Time: 3:54PM
Page 1 of 1 B: 1368 P: 1564, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 168.00

General Warranty Deed

Made this September 12th, 2018 A.D.

By **SUBRANDY LIMITED PARTNERSHIP, a Florida limited Partnership,** whose address is: 1286 W US Highway 90, Lake City, Florida 32055, hereinafter called the grantor,

to **PHILIP BELL and TERA BELL, husband and wife**, whose post office address is: 132 SW Bay Place, Fort White, Florida 32038, 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 6, ASHLEY ACRES, a subdivision according to the plat thereof recorded in Plat Book 7, Page 32-33, of the Public Records of **COLUMBIA COUNTY, FLORIDA.**

SUBJECT TO Power Line Easement.

SUBJECT TO a perpetual non-exclusive ingress-egress easement 15 feet in width off the East side of **LOT 6.**

Parcel ID Number: **09690-106**

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, 2017.

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:

Nicole A. Moore
Witness Printed Name Nicole A. Moore

Lisa E Martin
Witness Printed Name Lisa E Martin

SUBRANDY LIMITED PARTNERSHIP
Bradley N Dicks (Seal)
Bradley N. Dicks, General Partner
Address: 1286 W US Highway 90, Lake City, Florida 32055

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 12 day of September, 2018, by Bradley N. Dicks as General Partner of SUBRANDY LIMITED PARTNERSHIP, a Florida limited Partnership, who is/are personally known to me or who has produced DRIVER LICENSE as identification.

Notary Public State of Florida
Lisa E Martin
My Commission GG 233159
Expires 06/28/2022

Lisa E Martin
Notary Public
Print Name: Lisa E Martin

My Commission Expires: