

Prepared by and return to:

✓ **Home Town Title of North Florida**
2744 US Highway 90 West
Lake City, FL 32055
386-754-7175
File Number: 2006-2246

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this **28th** day of **February, 2006** between **Elizabeth A. Kleckner, a married person, who does not reside on subject property** whose post office address is **P. O. Box 1963, Flagler Beach, FL 32136**, grantor, and **Takerra S. Capers, a single person and James Capers, Jr., a married person, as Joint Tenants With Full Rights of Survivorship** whose post office address is **16974 Sunrise Drive, White Springs, FL 32096**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10 00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 28, Park Meadow, a subdivision as recorded in Plat Book 5, pages 26 & 26A, public records of Columbia County, Florida.

Parcel Identification Number: R01654-028

**TOGETHER WITH A 1996 FLEETWOOD DOUBLEWIDE MOBILE HOME
ID#GAFLS34B22524SH22 AND ID#GAFLS34A22524SH22.**

**TITLE TO THE ABOVE MENTIONED MOBILE HOME HAS BEEN RETIRED IN THE STATE
OF FLORIDA AS PER FLORIDA STATUTE SEC. 319.261.**

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, 2005**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Inst. 2006006241 Date: 03/14/2006 Time: 11:16
Doc Stamp-Deed : 637.00
D. F. DC, P. DeWitt Cason, Columbia County B: 1077 P: 413

Signed, sealed and delivered in our presence:

Barbara A. Fraddosio

Witness Name: **BARBARA A. FRADDOSIO**

Elizabeth A. Kleckner (Seal)
Elizabeth A. Kleckner

Dawna W. Lang
Witness Name: **DAWNA W. LANG**

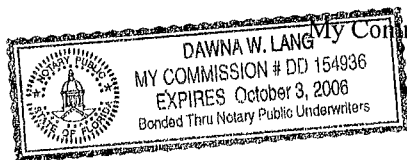
State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 28th day of February, 2006 by Elizabeth A. Kleckner, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Dawna W. Lang
Notary Public

Printed Name: DAWNA W. LANG



My Commission Expires: _____

Inst:2006006241 Date:03/14/2006 Time:11:16

Doc Stamp-Deed : 637.00

_____DC,P.DeWitt Cason,Columbia County B:1077 P:414