

Prepared by:
Michael Harrell
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

ATS# 4-6032

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 20th day of February, 2014, by Marcos Colon and his wife, Carmen Colon, hereinafter called the grantor, to Douglas A. Hope and his wife, Michelle N. Hope whose post office address is: 336 SW Inwood Court, Lake City, FL 32025 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# R02939-136

Lot 36, Creekside, according to the map or plat thereof, as recorded in Plat Book 7, Page 124, 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, 2013.

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:

Witness: Michelle Moore Printed Name: Michelle Moore
Witness: [Signature] Printed Name: [Signature]
Marcos Colon
Carmen Colon

STATE OF FLORIDA
COUNTY OF Columbia

Inst: 201412002422 Date: 2/21/2014 Time: 9:37 AM
Doc Stamp: Deed: 1043.00
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1269 P: 2734

The foregoing instrument was acknowledged before me this 20th day of February, 2014 by MARCOS COLON AND HIS WIFE, CARMEN COLON personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

[Signature]
Notary Public

