

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

Inst: 201712020912 Date: 11/14/2017 Time: 4:45PM
Page 1 of 1 B: 1347 P: 2741, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 227.50

File Number: 17-613

General Warranty Deed

Made this November 14th, 2017 A.D.

By **OAKS OF LAKE CITY, LLC**, a **Florida Limited Liability Company**, whose address is: P.O. Box 513, Lake City, Florida 32056, hereinafter called the grantor,

to **MICHAEL D. EMERY and ALICE KAYE EMERY, husband and wife**, whose post office address is: 14615 SW 151st Ave., Brooker, Florida 32622, 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 5, OAKS OF LAKE CITY, PHASE 1, a subdivision according to the Plat thereof as recorded in Plat Book 9 pages 46 - 52, Public Records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: **R09280-105**

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, 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:

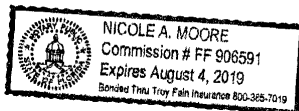
Elaine R. Davis
Witness Printed Name Elaine R. Davis

OAKS OF LAKE CITY, LLC, a Florida Limited Liability Company
Bradley N. Dicks (Seal)
BRADLEY N. DICKS, MANAGER
Address: P.O. Box 513, Lake City, Florida 32056

Nicole A. Moore
Witness Printed Name Nicole A. Moore

State of **FLORIDA**
County of **COLUMBIA**

The foregoing instrument was acknowledged before me this 14th day of November, 2017, by **BRADLEY N. DICKS** as **MANAGER OF OAKS OF LAKE CITY, LLC**, a Florida Limited Liability Company, who is/are personally known to me or who has produced **DRIVER LICENSE** as identification.



Nicole A. Moore
Notary Public
Print Name: _____
My Commission Expires: _____