

Prepared by:

Heritage Title Services of North Florida, Inc.
201 Parshley Street S.W.
Live Oak, Florida 32064

File Number: 13-7174

Inst:201312013105 Date:8/26/2013 Time:3 17 PM
Doc Stamp-Deed 126.00
DC, P DeWitt Cason, Columbia County Page 1 of 2 B 1260 P 1103

General Warranty Deed

Made this August 23, 2013 A.D. By **Linda S. Howard**, whose mailing address is: 246 SW Wheat Place, Lake City, Florida 32024, hereinafter called the grantor, to **Crystal L. Lewis a single woman, and Westley D. Tipton a single man, as Joint Tenants with Right of Survivorship**, whose post office address is: 289 SW Raven Lane, Lake City, Florida 32024, , 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 No. 27, HI-DRI ACRES UNIT 2, a subdivision as recorded in Plat Book 4, Page 9, Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **R03626-027**

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, 2012.

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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:

Cheryl E. Beaty
Witness Printed Name Cheryl E. Beaty

Linda S. Howard (Seal)
Linda S. Howard

Stan Burton
Witness Printed Name Stan Burton

(Seal)
Address:

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 23rd day of August, 2013, by Linda S. Howard, who is/are personally known to me or who has produced Florida DL as identification



Cheryl E. Beaty
Notary Public
Print Name: Cheryl E. Beaty

My Commission Expires: 7-31-2016