

Prepared by:

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

File Number: 17-0121

Inst: 201712007495 Date: 04/24/2017 Time: 4:10PM  
Page 1 of 2 B: 1335 P: 1054, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 1189.30

## General Warranty Deed

Made this April 21, 2017 A.D. By **Bridgitt Beasley, an unmarried person**, whose post office address is: P. O. Box 1225, Lake City, Florida 32056, hereinafter called the grantor, to **AlDean Steichen and Linda Steichen, husband and wife**, whose post office address is: 9063 S.E. 143rd Avenue, White Springs, Florida 32096, 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 43 of TURKEY RUN, a subdivision according to the plat thereof as recorded in Plat Book 7, Pages 116 and 117, of the Public Records of Columbia County, Florida.

Parcel ID Number: 03-4S-16-02739-243

**Subject** to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

**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, 2016.

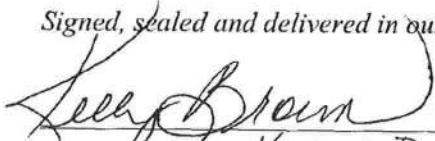
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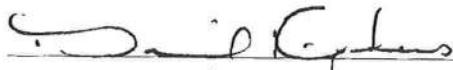
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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name KELLY BROWN


 (Seal)  
Bridgett Beasley


  
Witness Printed Name DANIEL RUPAKUS

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 21st day of April, 2017, by Bridgett Beasley, an unmarried person, who is/are personally known to me or who has produced Florida D.L. as identification.



  
Notary Public  
Print Name: Cheryl E. Beaty  
My Commission Expires: 7-31-2020

STATE OF FLORIDA, COUNTY OF COLUMBIA  
I HEREBY CERTIFY, that the above and foregoing  
is a true copy of the original filed in this office.  
JAMES M. SWISHER JR., CLERK OF COURTS  
By   
Deputy Clerk  
Date Feb. 23, 2023

