

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
RICHARD E. STADLER, ESQUIRE
DARBY & PEELE
285 NE Hernando Avenue
Post Office Drawer 1707
Lake City, FL 32056
(386) 752-4120

Inst: 201212007328 Date: 5/11/2012 Time: 3:58 PM
Doc Stamp-Deed: 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1234 P: 1891

PROPERTY APPRAISERS PARCEL NO:
28-3S-16-02372-384

WARRANTY DEED

THIS WARRANTY DEED, made the 11th day of MAY, 2012, by, **JOAN I. MCLAUGHLIN, a married woman, and LINDA PENHALIGON, a single woman**, whose address is 618 Emerald Lakes Drive, Lake City, FL 32055, hereinafter called the Grantors, to **LINDA PENHALIGON, a single woman, as to a Life Estate, with remainder to JOAN L. MCLAUGHLIN and LINDA PENHALIGON, as joint tenants with full right of survivorship**, whose address is 239 NW Charlotte Glen, Lake City, FL 32055, 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 corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, State of Florida, viz:

Lot 84, EMERALD LAKES PHASE THREE, a subdivision according to the plat thereof as recorded in Plat Book 6, page 142, of the public records of Columbia County, Florida.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR, JOAN I. MCLAUGHLIN

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, and hereby 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, 2011, and easements and restrictions of record.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:



RICHARD E. STADLER, Witness

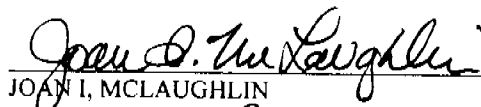
(Print name of witness)



, Witness

Delores B. Brannen

(Print name of witness)


JOAN I. MCLAUGHLIN


LINDA PENHALIGON

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me this 11 day of May, 2012, by JOAN I. MCLAUGHLIN and LINDA PENHALIGON. Such persons are personally known to me or produced _____ as identification.



RICHARD E. STADLER

(Print name of Notary)

NOTARY PUBLIC

MY COMMISSION EXPIRES:

S E A L

