

This Instrument Prepared By:
Michael Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055
ATT# 4-8004

Inst: 201712021457 Date: 11/21/2017 Time: 3:25PM
Page 1 of 2 B: 1348 P: 1444, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 175.00

GENERAL WARRANTY DEED

Individual to Individual (or Corporation/LLC)

This Warranty Deed made this 17 day of November, 2017 by Nicholas J. Astafan hereinafter called the Grantor, to Melvin D. Towner and His Wife, Marlene A. Kenney whose post office address is 220 Segate Ave, Neptune Beach, FL 32266-4869, 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.)

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, unto the Grantee all that certain land, situate in Columbia County, Florida, viz: :

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anyways 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 the prior year.

In witness whereof, the said Grantor has signed and sealed these presents the day and year first above written.

WITNESS

Printed Name: Robert Sligar

Nicholas J. Astafan
Nicholas J. Astafan

WITNESS

Printed Name: Anne Merrill

County of Jefferson

State of New York

I hereby certify that on this 17 day of November 2017, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Nicholas J. Astafan, who is personally known to me or produced a Florida DL for identification, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she/they executed the same, and an oath was not taken.

(SEAL)

Shannon M. Scherer-Lennox
NOTARY PUBLIC

My Commission Expires:

SHANNON M. SCHERER
Notary Public, State of New York
Registration #01SC6238418
Qualified In Jefferson County
Commission Expires April 4, 2019

ATT# 4-8004

Exhibit "A"

Lot 13, Southern Landings Aviation Subdivision, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 205-206, of the Public Records of Columbia County, Florida.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 401 Golden Isle Dr. Apt# 501, Hallendale, FL 33009.