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13-409 Septic released

Prepared by:
Michael Harrell
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

ATS# 4-5528

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DC, P. DeWitt Cason, Columbia County Page 1 of 1 B. 1257 P. 2781

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 12th day of July, 2013, by George Mashava and Maureen Mashava, husband and wife hereinafter called the grantor, to Mary E. Rudd whose post office address is PO Box 2318, Lake City, FL 32056 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)

Witnesseth That 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, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz. Parcel ID# 33-3S-17-06297-000

Lot 7 South of G.S. & F. Railroad, in the South half of Northeast Quarter of the Northeast Quarter, except a lot off the North side to Leslie Adams, in Section 33, Township 3 South, Range 17 East.

TOGETHER with all 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

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

Melinda Weaver
Witness:

MELINDA WEAVER
Printed Name:

Samantha Prueter
Witness

Samantha Prueter
Printed Name:

George Mashava
George Mashava

Maureen Mashava
Maureen Mashava

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of July, 2013 by GEORGE MASHAVA AND MAUREEN MASHAVA, HUSBAND AND WIFE, personally known to me or, if not personally known to me, who produced IDs for identification and who did not take an oath.

Samantha Prueter
Notary Public

(Notary Seal)



628-7177

East Duval, (2)

James Ave to Tax
loop - go across
straight