

Prepared by:
Traci Landry
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

Inst: 201212015664 Date: 10/19/2012 Time: 3:58 PM
Stamp-Deed: 322.00
DC, P DeWitt Cason, Columbia County Page 1 of 2 B.1243 P-1165

ATS# 4-5328

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 16th day of October, 2012, Gerry M. Hamilton, A Single Person, and Lee G. Helferstay, A Single Person, hereinafter called the grantor, to Frederick W. Parker and his wife, Carol W. Parker whose post office address is: 1679 Pecan Ct., Orange Park, FL 32073 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, allens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida, viz: Parcel ID# 29-68-16-03969-018

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

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, 2011.

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:

Sarah Hernandez
Witness:
Sarah Hernandez
Printed Name:
Sarah Hernandez
Witness:
Sarah Hernandez
Printed Name:

Gerry M. Hamilton
Gerry M. Hamilton
Lee G. Helferstay
Lee G. Helferstay

STATE OF COLORADO
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 16th day of October, 2012 by GERRY M. HAMILTON, A SINGLE PERSON AND LEE G. HELFERSTAY, A SINGLE PERSON, personally known to me or, if not personally known to me, who produced DRIVERS LICENSE for identification and who did not take an oath.

Gina Ann McCaffrey
Notary Public
my commission expires 10/3/13





ATT#5328

EXHIBIT "A"

Commence at the NE corner of Section 29, Township 6 South, Range 16 East, and run S 87°15'46" W, along the North line of Section 29, a distance of 30.01 feet to the Point of Beginning; thence S 1°12'32" E, along the West Right of Way of Lazy Oak Road, a distance of 295.50 feet; thence S 87°15'46" W, 517.97 feet; thence N 1°12'32" W, to the North line of said Section 29, a distance of 295.50 feet; thence N 87°16'23" E, along the North line of said Section 29, a distance of 517.91 feet to the Point of Beginning, Columbia County, Florida.

Together with an Easement for ingress and egress over the South 20 feet of the above described parcel.

Together with a 2007 SOUT Doublewide Mobile Hoem with VIN#DSEAL18478A and DSEAL18478B.