

Prepared by & Return to:
Matthew D. Rocco
Sierra Title, LLC
419 SW SR 247, Suite 109
Lake City, Florida 32025

File Number: 12-0438

Inst: 201212010024 Date: 7/3/2012 Time: 1:10 PM
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DC: P DeWitt Cason, Columbia County Page 1 of 2 B: 1237 P: 1835

General Warranty Deed

Made this June 28th 2012 A.D. By **Robert Huntzberry and Mary Huntzberry, husband and wife**, whose post office address is: 3142 SW Sisters Welcome Road, Lake City, Florida 32024, hereinafter called the grantor, to **Pedro J. Colon and Denisse Santiago, husband and wife**, whose post office address is: 3142 SW Sisters Welcome Road, Lake City, Florida 32024, 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:

See Attached Schedule "A"

Parcel ID Number: 13-4S-16-02951-000

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, 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:

Melissa W Zecher
Witness Printed Name Melissa W. Zecher

Robert Huntzberry (Seal)
Robert Huntzberry
Address: 3142 SW Sisters Welcome Road, Lake City, Florida 32024

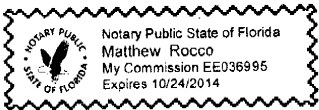
Matthew D. Rocco
Witness Printed Name Matthew D. Rocco

Mary Huntzberry (Seal)
Mary Huntzberry
Address: 3142 SW Sisters Welcome Road, Lake City, Florida 32024

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 28th day of June, 2012, by Robert Huntzberry and Mary Huntzberry, who is/are personally known to me or who has produced A K O L as identification.

Matthew D. Rocco
Notary Public
Print Name:
My Commission
Expires:



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"Schedule A"

A triangular tract of land lying in the NW 1/4 of the SW 1/4 of Section 13, Township 4 South, Range 16 East, lying North and West of State Road No. S-341, and more particularly described as follows:

For a Point of Beginning, commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 13, Township 4 South, Range 16 East, and run East along the North line of the NW 1/4 of the SW 1/4 of said Section 13 a distance of 136 feet to the Western right-of-way line of State Road No. S-341; thence run Southwesterly along the Western right-of-way line of State Road No. S-341 a distance of 207.37 feet; thence North 71°40' West 33 feet, more or less, to the West line of the NW 1/4 of the SW 1/4 of said Section 13; thence run North along the West line of the NW 1/4 of the SW 1/4 of said Section 13 to the NW corner of the NW 1/4 of the SW 1/4 of Section 13 and the Point of Beginning.

Together with a 1989 Sunbeam Doublewide Mobile Home VIN#s GB1S91025A and GB1S91025B.