

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

File Number: 09-0874

Inst:200912021001 Date:12/17/2009 Time:3:52 PM
Doc Stamp:Deed:1908.20
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B.1185 P.2687

General Warranty Deed

Made this December 15, 2009 A.D. By **Velma M. Kirchner, individually and as Trustee of the Kirchner Living Trust, dated October 20, 1999**, whose post office address is: 12059 Kajetan Lane, Orlando, FL 32827, hereinafter called the grantor, to **Luisa M. Quinones and her husband, Juan A. Quinones**, whose post office address is: 248 SW Dragonfly Court, 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:

Lot 11, Cypress Lake Phase III, according to the map or plat thereof, as recorded in Plat Book 6, Page 80, of the Public Records of Columbia County, Florida.

Parcel ID Number: **163S33-02434-211**

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, 2008.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

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Signed, sealed and delivered in our presence:

Shelia J. Crain

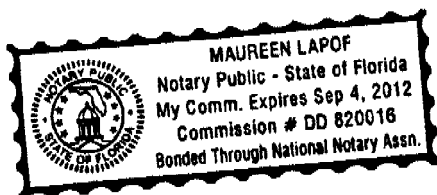
Witness Printed Name SHELIA J. CRAIN

Louis Boyd Freeman III

Witness Printed Name LOUIS BOYD FREEMAN III

State of Florida
County of

The foregoing instrument was acknowledged before me this 15TH day of December, 2009, by Velma M. Kirchner, Trustee of the Kirchner Living Trust, dated October 20, 1999, who is/are personally known to me or who has produced FOLK identification.



Maureen LaPof
Notary Public
Print Name: MAUREEN LAPOF
My Commission Expires: SEPT 4 2012

Kirchner Living Trust
Velma M. Kirchner, Trustee of the Kirchner Living Trust, (Seal)
dated October 20, 1999
Address: 12059 Kajetan Lane, Orlando, FL 32827