

Prepared by:
Michael Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

Inst: 201712019171 Date: 10/19/2017 Time: 4:34PM
Page 1 of 1 B: 1346 P: 800, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 1039.50

ATT# 4-7909

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 19th day of October, 2017, David Lee Borah and his wife, Xinia Mayela Molina Corella, hereinafter called the grantor, to John M. Lepper and his wife, Terri L. Shiels whose post office address is: 141 SW Minnie Glen, Lake City, FL 32025 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.

Lot 3, Applewood, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 97, of the Public Records of Columbia County, Florida.

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, 2016.

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:

Brethnay Hughes
Witness:

Brethnay Hughes
Printed Name:

Brandi Lynn Lee
Witness:

Brandi Lynn Lee
Printed Name:

David Lee Borah
David Lee Borah

Xinia Mayela Molina Corella
Xinia Mayela Molina Corella

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 19th day of October, 2017 by DAVID LEE BORAH AND HIS WIFE, XINIA MAYELA MOLINA CORELLA personally known to me or, if not personally known to me, who produced DC for identification and who did not take an oath.

Brandi Lynn Lee
Notary Public

(Notary Seal)

