

Prepared by and return to:
Ralph Robert Deas

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Page 1 of 2 B: 1328 P: 303, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 315.00

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Warranty Deed

This Warranty Deed made this **28th** day of **December, 2016** between **Lisa Holliday, a married woman** whose post office address is **Box 2571, Lake City, Florida 32056** **P.O. Box 2571, Lake City, FL 32056**, grantor, and **Jolene Steichen** whose post office address is **P.O. Box 1023, Lake City, FL 32056**, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

Lot 7, Block A, PARNELL HILLS, UNIT 2, according to map or plat thereof on file with the Office of the Clerk of Court, Columbia County, Florida.

Parcel Identification Number: 02058-007

SUBJECT TO restrictions, easements and outstanding mineral rights of record, if any, and taxes after **December 31, 2016**.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: **3994 County Road 245, Lake City, Florida 32025**.

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, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sarah M. Deas
Witness Name: Sarah M. Deas
David C. Braun
Witness Name: DAVID C. BRAUN

Lisa Holliday (Seal)
Lisa Holliday

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 28th day of December, 2016 by Lisa Holliday, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Sarah M. Deas
Notary Public

Printed Name: _____

My Commission Expires: _____

