

## General Warranty Deed

Made this June 4th, 2010 A.D. By **John W. Keen**, hereinafter called the grantor, to **Brian P. Cannon, a married man**, whose post office address is: 235 SW Ainsley Glen, Lake City FL 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 1, EASTSIDE VILLAGE, UNIT IV, according to the plat thereof, as recorded in Plat Book 6, Page 66, of the Public Records of Columbia County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **07018-401**

**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, 2006.

**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:*



**Matthew D. Rocco**

Witness Printed Name



Witness Printed Name **Anson Simque**

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 4th day of June, 2010, by **John W. Keen**, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

