

Inst: 201812005779 Date: 03/22/2018 Time: 12:24PM  
Page 1 of 2 B: 1356 P: 1010, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: KV  
Deputy Clerk Doc Stamp-Deed: 1043.00

## **SPECIAL WARRANTY DEED**

**SPECIAL WARRANTY DEED** made this 21<sup>st</sup> day of March 2018, by

**CECELIA MAE DIVENS ALBION as Personal Representative  
of the Estate of DINA K. HINOTE, Deceased**

whose post office address is 469 NW Ranch Court, Lake City, FL 32055 hereinafter  
grantor to:

**CLYDE MOSELEY and NITA MOORES  
as joint tenants with the right of  
survivorship and not as tenants  
in common**

whose post office address is 353 Edge of Woods, St. Augustine, FL 32092 hereinafter  
called grantee

**WITNESSETH**, That grantor, for and in consideration of the sum of \$10.00 and  
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 96, EMERALD COVE, Phase I, according to the plat thereof recorded  
in Plat Book 8 pages 35 and 36 of the public records of Columbia County,  
Florida.

PAC: R 02438 – 196

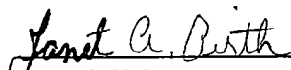
**TOGETHER** with all the tenements, hereditaments and appurtenances thereto or in  
anywise appertaining.

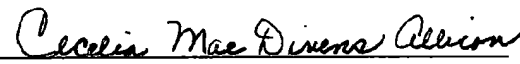
**TO HAVE AND TO HOLD** the same in fee simple forever.

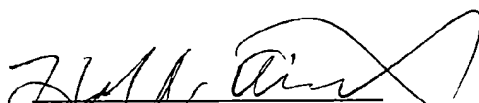
**AND** the grantor hereby covenants with said grantee that the property is free from all  
encumbrances made by Grantor, and Grantor does hereby bind Grantor and Grantor's  
successors and assigns to warrant and forever defend the title to the property to the  
Grantee above named and Grantee's heirs, successors and assigns against every

person lawfully claiming the property, or any part thereof, by, through, or under the Grantor, but not otherwise, except taxes accruing subsequent to December 31, 2017.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

  
Janet A. Airth

  
**CECELIA MAE DIVENS ALBION, as  
Personal Representative of  
the Estate of DINA K. HINOTE,  
Deceased**

  
Hal A. Airth

**STATE OF FLORIDA  
COUNTY OF SUWANNEE**

**THE FOREGOING INSTRUMENT** was acknowledged before me this 24<sup>th</sup> day of March 2018, by

**CECELIA MAE DIVENS ALBION as Personal Representative  
of the Estate of DINA K. HINOTE, Deceased**

who is personally known to me and who took an oath.

  
Hal A. Airth, Notary Public  
  
**HAL A. AIRTH**  
Notary Public, State of Florida  
Comm. Exp. February 3, 2022  
Comm. No. GG 169643

Prepared by:  
HAL A. AIRTH  
Attorney at Law  
P.O. Box 448  
Live Oak, Florida 32060

My Commission Expires: