

RETURN TO:

Matthew Steven Hentzelman
289 NW Scenic Lake Drive
Lake City, Florida 32025

Inst: 201312014949 Date: 10/2/2013 Time: 10:37 AM
Doc Stamp-Deed: 0.70
P. DeWitt Cason, Columbia County Page 1 of 1 B 1262 P-949

Warranty Deed

Made this 28 day of September, 2013, A D

By **MATTHEW STEVEN HENTZELMAN**, a single man, whose address is 289 NW Scenic Lake Drive, Lake City, Florida 32055, hereinafter called the Grantor, to **JOSHUA LEE HENTZELMAN**, whose post office address is 5420 Delmar Blvd, St. Louis, Missouri 63112, 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 2, FOREST COUNTRY, 5TH ADDITION, according to plat thereof as recorded in Plat Book 7, pages 182 and 183, of the public records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number 03045-012

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, 2012

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

[Signature]
Witness Printed Name Jonathan Lawrence

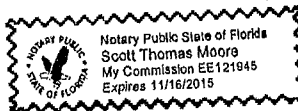
[Signature] (Seal)
MATTHEW STEVEN HENTZELMAN
Address 289 NW Scenic Lake Drive, Lake City, Florida 32055

[Signature]
Witness Printed Name Josh Lester

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 28 day of September, 2013, by MATTHEW STEVEN HENTZELMAN, who is personally known to me or who has produced DRIVER'S LICENSE, as identification

[Signature]
Notary Public
Print Name: Scott Thomas Moore
My Commission Expires: _____



Permit # 1311-27

THIS INSTRUMENT PREPARED BY AND RETURN TO:
John Gullett, II
Title Amerlen Real Estate Closings, Inc.
10448 Old Saint Augustine Road
Jacksonville, FL 32257
FILE: T31434

Inst: 201312014884 Date: 10/1/2013 Time: 10:51 AM
Doc Stamp-Deed: 98.00
DC: P DeWitt Cason, Columbia County Page 1 of 1 B: 1262 P: 630

Parcel Identification Number:
R03045-012
SALE PRICE \$14,000.00

WARRANTY DEED

THIS WARRANTY DEED, made the 25th day of September, 2013 by Land Trust Service Corporation, a Florida Corporation, as Trustee under Trust No. 3045-012, dated March 5, 2013 with full power and authority, to protect, conserve, sell, lease, encumber or otherwise manage and dispose of said property pursuant to Florida Statutes 689.071 whose post office address is PO Box 186, Lake Wales, FL 33859 herein called the grantor, to Matthew Steven Hentzelman whose post office address is 289 N.W. Seanie Lake Drive, Lake City, FL 32055, hereinafter called the Grantee:

(Wherever used here in 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)

WITNESSETH That the grantor for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, to wit:

Lot 2, FOREST COUNTRY, 5TH ADDITION, according to plat thereof as recorded in Plat Book 7 Pages 182 and 183 of the public records of Columbia County, Florida

Subject to easements, restrictions and reservations of record and to taxes for the year 2013 and thereafter

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, and hereby 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, 2012

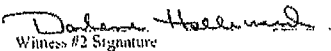
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of


Witness #1 Signature
Helen M Goodman
Witness #1 Printed Name

Land Trust Service Corporation,
a Florida Corporation, Trustee under
Trust No. 3045-012, dated March 5, 2013


BY Mark Ward, as president


Witness #2 Signature
Darlene Hollinsed
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me this 25th day of September, 2013 by Mark Ward, as president of Land Trust Service Corporation, a Florida Corporation, Trustee under Trust No. 3045-012, dated March 5, 2013 who is personally known to me or has produced FL DC as identification.

SEAL

My Commission Expires


Notary Signature
Helen M Goodman
Printed Notary Signature

File No T31434

HELEN M GOODMAN
Notary Public, State of Florida
My Comm. Expires February 18, 2014
Commission No. DD 955037