

Prepared by:  
Elaine R. Davis / Debbie G. Moore  
American Title Services of Lake City, Inc.  
321 SW Main Boulevard, Suite 105  
Lake City, Florida 32025

File Number: 16-537

Inst: 201612017702 Date: 11/01/2016 Time: 11:12AM  
Page 1 of 1 B: 1324 P: 2194, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp Deed: 301.00

## General Warranty Deed

Made this October 31, 2016 A.D.

By **OAKS OF LAKE CITY, LLC** a Florida Limited Liability Company, whose address is: P.O. BOX 513, Lake City, FL, 32056, hereinafter called the grantor,

to **RONALD L. HUMPHREY and CHERYL HUMPHREY husband and wife**, whose post office address is: 9972 SW CR 240, Lake City, Florida 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:

**LOTS 30 and 31, OAKS OF LAKE CITY, PHASE 1**, a subdivision according to the plat thereof as recorded in Plat Book 9 page 46 -52 a Planned Residential Development of the public records of **COLUMBIA CLOUNTY, FLORIDA**.

Parcel ID Number: **09280-130 & 09280-131**

**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, 2015.

**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:*

Amyle Chapman  
Witness Printed Name Amyle Chapman

OAKS OF LAKE CITY, LLC  
Bradley N. Dicks (Seal)  
Bradley N. Dicks, as Managing Member  
Address: P.O. Box 513, Lake City, FL 32056

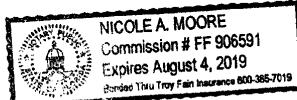
Nicole A. Moore  
Witness Printed Name Nicole A. moore

(Seal)

Address:

State of FLORIDA  
County of COLUMBIA

The foregoing instrument was acknowledged before me this 31st day of October, 2016, by Bradley N. Dicks, Managing Member of OAKS OF LAKE CITY, LLC a Florida Limited Liability Company, who is/are personally known to me or who has produced DRIVER LICENSE as identification.



Nicole A. Moore  
Notary Public  
Print Name: Nicole A. moore  
My Commission Expires: \_\_\_\_\_