

Prepared by:
Abstract Trust Title, LLC
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

Inst: 201712012431 Date: 07/05/2017 Time: 11:28AM
Page 1 of 1 B: 1339 P: 2730, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 110.60

ATT# 4-7726

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 26th day of June, 2017, Guillermo Cifuentes, A Single Person, hereinafter called the grantor, to Mark O. Lane, Jr. and His Wife, Sarah M. Lane whose post office address is: 5318 82nd Terr., Live Oak, FL 32060 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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.

Lot 19 of Magnolia Place according to map or plat thereof as recorded in Plat Book 7, Page(s) 174 through 179, Public Records of Columbia County, Florida.

TOGETHER with all 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness:
Bethany Hughes
Printed Name:

Guillermo Cifuentes
Guillermo Cifuentes

Witness:
Michael H. Harrell
Printed Name:

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 26th day of June, 2017 by GUILLERMO CIFUENTES, A SINGLE PERSON personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

(Notary Seal)

Notary Public

