

## Corporate Warranty Deed

Inst: 201212011634 Date: 8/7/2012 Time: 11:13 AM  
Doc: Stamp-Deed 1736.00  
P: P. DeWitt Cason, Columbia County Page 1 of 1 B: 1239 P: 1154

This Indenture, made, August 6, 2012 A.D.

Between COLUMBIA BANK whose post office address is: 173 NW Hillsboro Street, Lake City, Florida 32055 a corporation existing under the laws of the State of Florida, Grantor

and DIOGENES F. DUARTE and THERESA A. DUARTE, husband and wife whose post office address is: 212 NW Lake Valley Terrace, Lake City, Florida 32055, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Columbia, State of Florida, to wit:

Section 4, Township 4 South, Range 16 East  
The E 1/2 of the SE 1/4. IN COLUMBIA COUNTY, FLORIDA.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 02767-000

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

COLUMBIA BANK

By:

K. C. Trowell  
Its: President/Director

Signed and Sealed in Our Presence:

Lori G. Simpson

Witness Print Name: Lori G. Simpson

Romona E. Hills

Witness Print Name: Romona E. Hills

(Corporate Seal)

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 2nd day of August, 2012, by K. C. Trowell, the President/Director of COLUMBIA BANK A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced as identification.



Romona E. Hills (Seal)

Notary Public  
Notary Printed Name: \_\_\_\_\_

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

Prepared by:  
Elaine R. Davis, an employee of  
American Title Services of Lake City, Inc.,  
321 SW Main Boulevard, Suite 105  
Lake City, Florida 32025

File Number: 12-229