

72,900.00
510.30

This Instrument Prepared by & return to:
Name: Brenda Styons, an employee of
NORTH CENTRAL FLORIDA TITLE,
LLC
Address: 343 NW COLE TERRACE, SUITE 101
LAKE CITY, FL 32055
File No. 13Y-08035

Inst: 201312013613 Date: 9/4/2013 Time: 3:29 PM
Doc Stamp-Deed 510.30
DC, P DeWitt Cason, Columbia County Page 1 of 1 B 1260 P 2656

Parcel I.D. #: 03999-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 30th day of August, A.D. 2013, by

MARK F. MCCARTHY, conveying non-homestead property, hereinafter called the grantor, to

DAVID W HUTCHISON and DONNA M HUTCHISON, whose post office address is

5213 Feather Creek Dr., Ft. Pierce, FL 34951, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in **Columbia County, State of Florida**, viz:

Begin at the Northeast corner of the Northwest ¼ of Section 30, Township 6 South, Range 16 East, Columbia County, Florida and run South 2°8'5" East, 524.73 feet; thence South 88°46'33" West, 1277.80 feet to a concrete monument on the East right of way line of 50 foot county graded road; thence North 01°45'44" West, along said East right of way line a distance of 527.98 feet to the North line of said Section 30; thence North 88°55'33" East along said North line of said Section 30, a distance of 1274.40 feet to the Point of Beginning. LESS AND EXCEPT road right of way. Described lands being in and a part of the Northeast ¼ of Northwest ¼ of Section 30, Township 6 South, Range 16 East, Columbia County, Florida.

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 grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and 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 the presence of:

Thomas J. Duncan

Witness Signature

Thomas J. Duncan

Printed Name

Brenda Styons

Witness Signature

Brenda Styons

Printed Name

MARK F. MCCARTHY L.S.

Address:

5918 SE Avalon Dr., Stuart, FL 34997

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of August, 2013, by **MARK F. MCCARTHY**, who is known to me or who has produced Driver's License as identification.

NOTARY PUBLIC
STATE OF FLORIDA
BRENDA STYONS
MY COMMISSION # EE 166731
EXPIRES: February 6, 2018
Bonded Thru Budget Notary Services

Brenda Styons
Notary Public
My commission expires 2/6/2018