

Return to:

Timothy L. Russell
Main Blvd Rental, LLC
153 SW Long Leaf Drive
Lake City, FL 32024

Inst: 201612014715 Date: 09/08/2016 Time: 12:56PM
Page 1 of 2 B: 1321 P: 2058, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BA
Dewitt Clerk Doc Stamp Deed: 0.70

Warranty Deed

Made this 21st day of June, 2016, A.D.

By **MAIN BLVD RENTAL, LLC**, a Florida limited liability company, Florida Department of State Division of Corporations Document No: L12000141489, whose post office address is: 153 SW Long Leaf Drive, Lake City, FL 32024, hereinafter called the Grantor,

to **ANN G. CONLEY and DENNIS E. CONLEY JTWRs**, whose post office address is: 215 SW Armand Pl, Lake City, FL 32025, 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 1, 2, 3, 4, 5, 6, 7, 8 and 15, in **BLOCK 26**, as lies West of the existing road right of way of **MASON CITY SUBDIVISION**, a subdivision according to the plat thereof as recorded in Plat Book 1, page 31, public records of Columbia County, Florida.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor or any member of the household of Grantor reside thereon.

Parcel ID Number: **R09340-051**

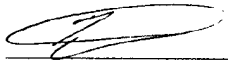
Together with all the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining.

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.

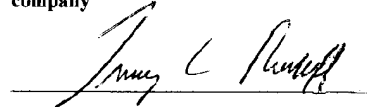


Witness Printed Name Kyle Roberts

Mack Lipscomb

Witness Printed Name Mack Lipscomb

MAIN BLVD RENTAL, LLC, a Florida limited liability company



TIMOTHY L. RUSSELL, Manager/Member - Grantor Signature
Address: 153 SW Long Leaf Drive, Lake City, FL 32024

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 28 day of JUNE, 2016 by Timothy L. Russell, as Managing Member of Main Blvd Rental, LLC, who is/are personally known to me or who has produced _____ as identification.

(Notarial Seal)



MICHELLE L. LASHLEY
MY COMMISSION # GG 016830
EXPIRES: July 31, 2020
Bonded Thru Budget Notary Services



Notary Public, State of Florida

MICHELLE LASHLEY
Printed Name

My Commission Expires: July 31, 2020