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Abstract Trust Title, LLC
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DC, P. DeWitt Cason, Columbia County Page 1 of 1 B. 1255 P. 1913

ATS# 4-05645

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 28 day of May, 2013, Ronnie C. Warner, hereinafter called the grantor, to Jeffrey L. Sprenger and his wife Jennifer A. Sprenger whose post office address is: 251 SE Tristin Lane, Lake City, FL 32025 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, viz: Parcel ID# 34-3S-17-07018-407

Lot 7, EASTSIDE VILLAGE UNIT IV, a subdivision according to the plat thereof recorded in Plat Book 6, Page 66 of the public records of Columbia County, Florida.

The above described property is not, nor has it ever been, the homestead of the Grantor, who in fact resides at: 1681 NW 13th Ave., Homestead, Florida 33030-2921.

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, 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 our presence:

Jovita Carrillo
Witness: Jovita Carrillo

Printed Name:
P. Carrillo
Witness: Priscilla Calles
Printed Name:

Ronnie C. Warner
Ronnie C. Warner

STATE OF FLORIDA
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 28th day of May, 2013 by RONNIE C. WARNER personally known to me or, if not personally known to me, who produced Drivers Lic. for identification and who did not take an oath.

Jovita Carrillo
Notary Public

(Notary Seal)

