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WARRANTY DEED

This Warranty Deed made and executed the 7th day of February A.D. 2012, by **LENVIL H. DICKS LIVING TRUST**, hereinafter called the grantor, to **MIRNA TORRES**, Whose post office address is 1317 NW Klondike Glen, Lake City, FL 32055, 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 the 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:

LOT 11, BLOCK C, BRANDON HEIGHTS, a subdivision as recorded in Plat Book 6, Page 50A, Columbia County, Florida, subject to Restrictions recorded in O. R. Book 0746, Pages 0902-0904, Columbia County, Florida and subject to Power Line Easement.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 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, 2011.

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:

Nanci Brinkley
Witness: Nanci Brinkley
Shirley Hitson
Witness: Shirley Hitson

Lenvil H. Dicks Living Trust

Lenvil H. Dicks
By: Lenvil H. Dicks, Trustee

State of Florida
County of Columbia

Inst: 201212002010 Date: 2/8/2012 Time: 2:31 PM
Doc Stamp-Deed: 132.30
DC, P. DeWitt Cason, Columbia County Page 1 of 1 B 1229 P:1431

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Lenvil H. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of February A.D. 2012

Nanci Brinkley
Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks
Address: P.O. Box 513 Lake City, FL 32056



MORTGAGE DEED

This indenture made this 7th day of February, 2012, between MIRNA TORRES, (Mortgagor) and LENVIL H. DICKS LIVING TRUST, (Mortgagee)

WITNESSETH

That Mortgagor in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLAR and other valuable considerations, the receipt of which is acknowledged, has granted, bargained and sold to Mortgagee, its successors and assigns forever, the following described land in Columbia County, Florida, to-wit:

LOT 11, BLOCK C, BRANDON HEIGHTS, a subdivision as recorded in Plat Book 6, Page 50A, Columbia County, Florida,

(herein "the mortgaged property"), and Mortgagor fully warrants the title thereto, and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED, that if Mortgagor shall pay to Mortgagee a certain Promissory Note dated February 7, 2012, from Mortgagor to Mortgagee in the principal sum of SEVENTEEN THOUSAND TEN AND 00/100 (\$17,010.00) DOLLARS, payable in installments with interest as provided therein, the final payment(s) being due no later than 120 months from the date hereof (herein "the note(s)") and shall pay all other sums payable thereunder and hereunder, and perform, comply with and abide by each and every stipulation condition and covenant of the note(s) and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void, otherwise to continue in full force and effect.

AND Mortgagor covenants and agrees with Mortgagee as follows:

1. To promptly pay, when due, all sums required to be paid by the note(s) and this mortgage.
2. To pay promptly when due all taxes, assessments, liens and encumbrances on the mortgaged property.
3. To permit or commit no waste, impairment or deterioration of the mortgaged property, and if there is merchantable timber on the property, no timber shall be cut or removed without the written consent of the mortgagee, and any sums derived from any timber sale shall be applied as additional principal on the Promissory Note which this mortgage secures.
4. To pay all expenses reasonably incurred by Mortgagee because of the failure to Mortgagor to comply with terms, conditions, and covenants of the note(s) and this mortgage, including the payment of reasonable attorney's fees, whether suit be brought or not, and, if suit is brought, all court costs.
5. If any payment provided for in the note(s) or this mortgage is not paid when due, or if any covenant or condition of this mortgage is breached, then the entire unpaid principal balance of the note(s) shall immediately become due and payable at the option of Mortgagee, without notice, and Mortgagee may foreclose this mortgage or bring any other action to enforce the note(s) or this mortgage as permitted by law.
6. The provisions hereof and of the note(s) shall be binding upon Mortgagor, jointly and severally, if more than one, or their heirs, legal representatives and assigns and shall inure to the benefit of Mortgagee, its successors and assigns.
7. If there are buildings or other insurable improvements on the property at the date hereof, to keep and maintain fire and extended coverage insurance for not less than the full insurable value of such improvements with a company acceptable to Mortgagee with standard loss payee clause to Mortgagee and furnish Mortgagee from time to time as requested proof of such insurance.

8. Time is of the essence of this mortgage and the note(s), and no waiver of any obligation hereunder or the obligations secured by the note(s) shall be deemed a waiver of the terms of this mortgage or the note(s).
9. The terms "Mortgagor" or "Mortgagee" when used herein shall denote the singular or plural wherever the context so admits or requires.

IN WITNESS WHEREOF, Mortgagor has executed and delivers this mortgage the day and year first above written, and Mortgagor fully understands, and agrees, that,

This Mortgage shall become immediately due and payable, without notice to Mortgagor(s), if a second Mortgage is given for any purpose whatsoever on the property described herein, or upon any transfer of title to all or any portion of the property described herein.

Signed, sealed and delivered

In the presence of:

Nanci Brinkley
Signature of Witness

Nanci Brinkley
Print name of Witness

Shirley Hitson
Signature of Witness

Shirley Hitson
Print name of Witness

Mirna Torres
MIRNA TORRES

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared MIRNA TORRES, who is personally known to me to be the person(s) described in and who executed the foregoing instruments, who was not required to furnish identification, and she acknowledged before me that she executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of February A.D. 2012

Nanci Brinkley
Notary Public, State of Florida



Prepared by & return to: Bradley N. Dicks
P.O. Box 513
Lake City, FL 32056