

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

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DC, P. DeWitt Cason, Columbia County Page 1 of 1 B: 1315 P: 1912

General Warranty Deed

Made this May 27, 2016 A.D.

By **OAKS OF LAKE CITY, LLC**, whose address is: Post Office Box 513, Lake City, Florida 32056, hereinafter called the grantor,

To **SILJA KNOLL and wife and husband DARREN KNOLL**, whose post office address is: 5100 Glenn Drive, Berthoud, Colorado 80513, 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 51 AND 52, OAKS OF LAKE CITY, PHASE 1, a subdivision according to the Plat thereof as recorded in Plat Book 9, pages 46 - 52 of the Public Records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: 09280-151

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, 2016.

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:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

Bradley N. Dicks (Seal)
OAKS OF LAKE CITY, LLC
By Bradley N. Dicks, Managing Member
Address: Post Office Box 513, Lake City, Florida 32056

Johnny M. Hamm
Witness Printed Name JOHNNY M. HAMM

State of FLORIDA
County of COLUMBIA

(Seal)
Address:

The foregoing instrument was acknowledged before me this 27th day of May, 2016, by **OAKS OF LAKE CITY, LLC**, who is/are personally known to me or who has produced **KNOWN** as identification.



Elaine R. Davis
Notary Public
Print Name: _____
My Commission Expires: _____