

Prepared by:
Branden Strickland
Abstract Trust Title, LLC
PO Box 7175
Lake City, FL 32055

ATS# 4-4968

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 19th day of January, 2012, by Robert B Huggins, and his wife, Wynette D Huggins, hereinafter called the grantor, to Stephen W Daignault, and his wife, Victoria S Daignault whose post office address is 227 NW Winding Place, 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 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# 28-3S-16-02372-132

Lot 32, Emerald Lakes, a subdivision as recorded in Plat Book 6, Page 104, Public Records of Columbia County, Florida.

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, 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

Donna Cox
Witness.
Donna Cox

Printed Name:

Jodi Audrey
Witness.
IRAILANDRY
Printed Name:

Robert B Huggins
Robert B Huggins

Wynette D Huggins
Wynette D. Huggins

STATE OF FLORIDA

COUNTY OF COLUMBIA

Inst:201212000780 Date:1/19/2012 Time:10:12 AM
Doc Stamp-Deed:1155.00
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1228 P:630

The foregoing instrument was acknowledged before me this 19th day of January, 2012 by ROBERT B HUGGINS, AND HIS WIFE, WYNETTE D. HUGGINS personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

Donna Cox
Notary Public

(Notary Seal)

