

Prepared by:

Heritage Title Services of North Florida, Inc.  
201 Parshley Street S.W.  
Live Oak, Florida 32064

File Number: 19-0268

Inst: 201912017970 Date: 08/02/2019 Time: 11:40 AM  
Page 1 of 2 B: 1390 P: 1105, P.DeWitt Cason, Clerk of Court  
Columbia County, By: BD  
Deputy Clerk Doc Stamp-Deed: 196.00

## General Warranty Deed

Made this July 30, 2019 A.D. By **Elisa Martinez fka Elisa Ferran fka Elisa Paredes, a married woman**, hereinafter called the grantor, to **Tamela Ilene Mueller and joined by her husband, Laverne Allen Mueller**, whose post office address is: 2522 NW 247th Terrace, Newberry, Florida 32669, 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:

**Lot 9, Magnolia Place, according to the map or plat thereof as recorded in Plat Book 7, Page 174 through 179, of the Public Records of Columbia County, Florida.**

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

Parcel ID Number: **27-5S-17-09415-109**

**Subject** to any valid and existing oil, gas or mineral right, reservation, royalty transfer or mineral deed conveying or reserving any interest in the oil, gas or minerals underlying said lands, or any portion thereof, heretofore executed and duly recorded in the public records of said county.

**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, 2018.

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**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:*

Esmeralda Hernandez  
Witness Printed Name Esmeralda Hernandez

Elisa Martinez (Seal)  
Elisa Martinez fka Elisa Ferran fka Elisa Paredes  
Address: 8755 Deer Tracks Trail, Lakeland, Florida 33811  
5581

Ne  
Witness Printed Name Nicola Wallen

State of Florida  
County of Polk

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of July, 2019, by Elisa Martinez fka Elisa Ferran fka Elisa Paredes, a married woman, who is/are personally known to me or who has produced Driver License as identification.

SEAL

Ashley D. Steffner  
Notary Public  
Print Name: Ashley D. Steffner  
My Commission Expires: 09/04/2021

