

Prepared by:

American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

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Doc: P. DeWitt Cason, Columbia County Page 1 of 1 B: 1258 P. 2661

General Warranty Deed

Made this 7-30-12 A.D.

By PHYLLIS A. SKINNER, whose address is: 287 NW Old Mill Drive, Lake City, Florida 32055, hereinafter called the grantor,
to ELIZABETH KOHN, whose post office address is: 287 NW Old Mill Drive, Lake City, Florida 32055, 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 1, OF HICKORY POINT SUBDIVISION, Plat Book 9 Page 105, a subdivision of a Replat of Lot 3, Block "A" of Hickory Ridge, a subdivision as per plat thereof recorded in Plat Book 7 pages 100-102 of the Public Records of COLUMBIA COUNTY, FLORIDA.

Parcel ID Number: Parent 02272-203

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, 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:

Patrice Larson

Witness Printed Name

Patrice Larson

Phyllis A. Skinner

PHYLLIS A. SKINNER

(Seal)

Wanda F. Arthur

Witness Printed Name

Wanda F. Arthur

(Seal)

State of FLORIDA

County of COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of July, 2013, by PHYLLIS A. SKINNER, who is/are