

46

Recording Fees: \$ _____
Documentary Stamps: + _____
Total: \$ _____
Prepared By And Return To:

SOUTHEAST TITLE GROUP, LLP
2015 S. 1ST ST.,
LAKE CITY, FL. 32025

File #00Y-07039KW/KIM WATSON

Property Appraisers Parcel I.D. Number(s):
02919-261
Grantee(s) S.S.#(s):

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL.

'00 AUG -1 PH 2:56

RECORDED & FILED

JAM

WARRANTY DEED

THIS WARRANTY DEED made and executed the 2nd day of July, 2000 by NELO L. CONOL and FLORIDA B. CONOL, HIS WIFE, hereinafter called the Grantor, to JOSEPH S. AMBROS and MARY AMBROS, HIS WIFE, whose post office address is: 36127 COLEUS AVENUE, ZEPHYRHILLS, FLORIDA 33541, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in COLUMBIA County, State of Florida, viz:

LOT 61, EMERALD FOREST, PHASE 3, SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 85, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SUBJECT TO: RESTRICTIONS AS RECORDED IN O.R. BOOK 768, PAGE 841.

SUBJECT TO: EASEMENT GRANTED TO CLAY ELECTRIC COOP., IN O.R. BOOK 768, PAGE 1695.

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, and hereby 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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Debbie McDonald
Witness: Debbie McDonald
Kim Shepard
Witness: Kim Shepard

Witness: _____

Witness: _____

NeLO L. Conol
NELO L. CONOL
Address: 210 KENT STREET
JEFFERSON CITY, MISSOURI 65109
Florida B. Conol
FLORIDA B. CONOL
Address: 210 KENT STREET
JEFFERSON CITY, MISSOURI 65109

BR 0907 Pg 1200
OFFICIAL RECORDS

STATE OF ~~FLORIDA~~ MISSOURI
COUNTY OF COLE

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared NELO L. CONOL and FLORIDA B. CONOL, HIS WIFE, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument. Witness my hand and official seal in the county and state aforesaid this 2nd day of July, 2000.

Phyllis McKittrick
Notary Public:
Identification Examined: yes
duress December

Phyllis McKittrick
Notary Public - Notary Seal
STATE OF MISSOURI
County of Cole
My Commission Expires Jan. 17, 2001

Documentary Stamp 525.00
Intangible Tax 0
P. DeWitt Cason
Clerk of Court
by *JAM* D.C.