

Prepared by and return to:
Frontier Title Group
426 SW Commerce Dr.
Suite 130
Lake City, FL 32025
as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

Inst:201512015131 Date:9/9/2015 Time:3:46 PM
Doc Stamp-Deed:276.50
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1300 P:2170

Folio Number(s): 23-4S-17-08713-001
File No.: RS2015-744

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made this 8th day of September, 2015 by Legacy Investment, LLC, a Florida Limited Liability Company, whose address is 122 Academy Terrace, Sebastian, FL 322958 hereinafter called the Grantor, to Jeffrey W Coker and Jenifer P Coker, husband and Wife whose post office address is 2590 King St, Lake City, FL 32024 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 corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

The North 1/2 of the South 2/3 of the Southeast 1/4 of the Northeast 1/4, of Section 23, Township 4 South, Range 17 East, Columbia County, Florida.

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

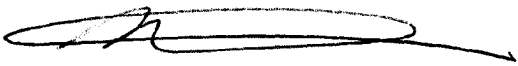
TO HAVE AND TO HOLD, the same in fee simple forever.

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 as mentioned above.

Signature and Notary on next page

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

Signed, sealed and delivered in the presence of:


Witness Michael T. Sexton


Legacy Investment, LLC, By: Glendon S Smellie, Managing Member


Witness Robert Sewell

STATE OF: Florida
COUNTY OF: Palm Beach

The foregoing instrument was acknowledged before me this 8th Day of Sept. 2015 by Glendon S Smellie who is/are personally known to me or has/have produced Drivers License as identification and who did not take an oath.


Notary Public

Michael Sexton
Printed Notary Name

