

Prepared by:  
Branden Strickland  
Abstract Trust Title, LLC  
283 NW Cole Terrace / PO Box 7175  
Lake City, FL 32055

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DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1285 P: 1673

ATS# 4-6488

## Special Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 1<sup>ST</sup> day of December, 2014, by Capital City Bank, hereinafter called the grantor, to Patrick R. Gimenez and his wife, Kami S. Gimenez, whose post office address is: 366 SW Rock Way, Fort White, FL 32038-8114 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# 09936-001

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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, 2014.

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:

Alyse Ladle  
Witness:

Alyse Ladle  
Printed Name:

Brandy Hoppen  
Witness:

Brandy Hoppen  
Printed Name:

Capital City Bank

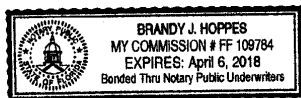
By: Sterling Bryant  
Sterling Bryant, Assistant Vice President

STATE OF FLORIDA  
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 1<sup>ST</sup> day of December, 2014 by STERLING BRYANT AS ASSISTANT VICE PRESIDENT OF CAPITAL CITY BANK personally known to me or if not personally known to me, who produced \_\_\_\_\_ for identification and who did not take an oath.

(Notary Seal)

Brandy Hoppen  
Notary Public



ATT#6488

EXHIBIT "A"

Begin at the SE Corner of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of section 7, Township 7 South, Range 17 East, Columbia County, Florida and run N 02°20'54"W, 507.32 Feet, thence S 88°05'44"W, 429.11 feet; thence S 02°20'54"E, 507.73 Feet; thence N 88°02'28"E, 429.11 feet to the Point of Beginning.

Together, with a 1990 Home of Merit Double Wide Mobile Home bearing Serial Number HML2F28493866273A and HML2F28493866273B.

②  
LMM