

Prepared by:
Traci Landry
Abstract Trust Title, LLC
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OC, P. DeWitt Cason, Columbia County Page 1 of 1 B.1251 P.1082

ATS# 4-5529

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 15th day of March, 2013, Julie Dicks, hereinafter called the grantor, to Kristopher J. Fase and his wife, Karen Fase whose post office address is: 456 Swain Blvd., Greenacres, FL 33463 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# R00087-000

The South 1/2 of Northwest 1/4 of Section 24, Township 2 South, Range 15 East, Columbia County, Florida.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 9625 NW 27th Place, Gainesville, FL 32606.

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, 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:

Coral Cheesman

Witness:

Coral Cheesman

Printed Name:

Melinda Weaver

Witness:

MELINDA WEAVER

Printed Name:

Julie Dicks
Julie Dicks

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of March, 2013 by Julie Dicks personally known to me or, if not personally known to me, who produced DL for identification and who did not take an oath.

(Notary Seal)

Notary Public



MICHAEL H. HARRELL
Notary Public, State of Florida
My Comm. Expires April 8, 2013
Commission No. DD 888555