

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

TITLE OFFICES, LLC
2015 S. 1ST ST.,
LAKE CITY, FL 32025

File #00Y-12056KW/KIM WATSON

Property Appraisers Parcel I.D. Number(s):
01-6S-15-00490-003
403865328

46
FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL.

01-01748

01 JAN 30 PM 2:32

OFFICIAL RECORDS



mck

WARRANTY DEED

THIS WARRANTY DEED made and executed the 23rd day of January, 2001 by MAUREEN E. TAFRESHI a single person, hereinafter called the Grantor, to DALE VAN HUTCHINS and TERESA LYNN HUTCHINS, HIS WIFE, whose post office address is: 703 SW 4TH AVE, BOYNTON BEACH, FL 33426, 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:

SECTION 1 TOWNSHIP 6 SOUTH, RANGE 15 EAST, N 1/4 OF N 1/4 OF SW 1/4 OF NE 1/4, COLUMBIA COUNTY, FLORIDA.

SUBJECT TO: EASEMENT IN FAVOR OF CLAY ELECTRIC IN O.R. BOOK 620, PAGE 741.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

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, 2000.

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:

Witness: Terance K. Deighan

Witness: Linda Meisse

Witness:

Witness:

MAUREEN E. TAFRESHI
Address: 3472 CATALINA AVE

TUSCON, AZ 85712

Address: 3472 CATALINA AVE
TUSCON, AZ 85712

STATE OF Arizona
COUNTY OF Pima

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MAUREEN E. TAFRESHI, who produced the identification described below, and

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR.

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, 2000.

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:

Witness: Terence K. Deighan

Witness: Linda Meisse

Witness: _____

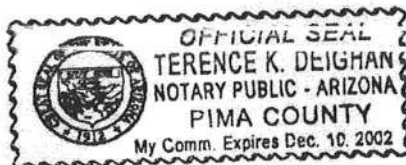
Witness: _____

STATE OF Arizona
COUNTY OF Pima

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared MAUREEN E. TAFRESHI, 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 January, 2001.

Notary Public:

Identification Examined: Dr. J. J. J. J.



Documentary Stamp

Intangible Tax

P. DeWitt Cason

Clerk of Court

By MLK D.C.