

0819 762151

THIS INSTRUMENT PREPARED BY
Cynthia J. Bickel
Tri-County Title Services of Lake City, Inc.
411 North Hernando Street
Lake City, Florida 32055

96 04624

RECORD AND RETURN TO:
Tri-County Title Services of Lake City, Inc.
411 North Hernando Street
Lake City, Florida 32055

REPARCEL ID # [REDACTED]
BUYER'S TIN: [REDACTED]

FOR RECORDER	
FILED	IN PUBLIC COUNTY CL
1996 APR -3 PM 3:17	
Clerk of Courts COLUMBIA COUNTY, FLORIDA	
BY [Signature]	

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of March, 1996 by Charles Cullen Adair and wife, Cynthia Adair, hereinafter called Grantor, and whose address is 900 Burney Branch Ct., Blackshear, GA 31516 to Richard R. Frazee, Jr. and his wife, Thresa B. Frazee, hereinafter called Grantee and whose address is Rt. 12, Box 500, Lake City, Florida 32025.

(Wherever used herein the term "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 NO/100 Dollars 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, lying and being in Columbia County, Florida, viz:

Lots 13 & 14, DEERWOOD FOREST SUBDIVISION, UNIT I, as per plat filed in Plat Book 4, Page 62, of the public records of Columbia County, Florida.

47250
DOCUMENTARY STAMP
INTANGIBLE TAX
P. DEWITT GASON, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature]

SUBJECT TO taxes accruing subsequent to December 31, 1995.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same

TOGETHER with all the tenements, hereditaments and appurtenances therunto 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.

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

BK 0819 PG 2152

Signed, sealed and delivered in our presence:

Witness Signature

CYNTHIA JO BICKEL

Witness Printed Signature

Witness Signature

PATRICIA LANG

Witness Printed Signature

OFFICIAL RECORDS

Charles Cullen Adair

Cynthia Adair

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 29th day of March, 1996 by Charles Cullen Adair and wife, Cynthia Adair. Who have produced Drivers License as identification.

Notary Public, State and County aforesaid

Notary Signature

CYNTHIA JO BICKEL

Notary Printed Signature

NOTARY PUBLIC STATE OF FLORIDA

(Title or Rank)

CC346585

(Serial No., if any)

