

Prepared by and return to:  
**Ralph Robert Deas**

**The Law Office of Ralph R. Deas**  
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**Jasper, FL 32052**  
**386-754-0771**  
**File Number: 69**

Inst: 201712007596 Date: 04/26/2017 Time: 8:49AM  
Page 1 of 2 B: 1335 P: 1357, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 175.00

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## Warranty Deed

**This Warranty Deed** made this **25th** day of **April, 2017** between **MAMD PROPERTY MANAGEMENT, LLC** a **Florida Limited Liability Company** whose post office address is **PO Box 634, Lake City, FL 32056**, grantor, and **Horace V Jefferson and Karen Jones-Jefferson, husband and wife** whose post office address is **192 Empire Drive, Lake City, FL**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

**SW ¼ and all of the SE ¼ lying West of road in Block 5 in the NW ¼ of the NE ¼, Section 33, Township 3 South, Range 17 East, in Columbia County, Florida.**

**Parcel Identification Number: 33-3S-17-06327-000**

**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; 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, 2016**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Savannah D Thomas  
Witness Name: Savannah D Thomas  
Ralph R Deas  
Witness Name: Ralph R. Deas

MAMD PROPERTY MANAGEMENT, LLC

By: Maurice J Perkins

Maurice J Perkins, Manager

(Corporate Seal)

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 25th day of April, 2017 by Maurice J Perkins of MAMD PROPERTY MANAGEMENT, LLC, on behalf of the corporation. He/she ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



Sarah M. Deas  
Notary Public

Printed Name: Sarah M. Deas

My Commission Expires: \_\_\_\_\_