

Prepared by  
Michael Harrell  
Abstract Trust Title, LLC  
P O. Box 7175  
Lake City, FL 32055

ATS# 4-5717

# Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 27<sup>th</sup> day of June, 2013, Judy Benz Hester, f/k/a Judy F. Benz, hereinafter called the grantor, to Monsta Clothing Company, LLC whose post office address is. 1445 SW Main Blvd Suite 130, Lake City, FL 32025 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# R08467-021

See Exhibit "A" attached hereto and by this reference made a part hereof.

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: 1020 NW 123<sup>rd</sup> Way, Newberry, FL 32669

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 whomsbever, 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

Regina Williams  
Witness

Regina Williams  
Printed Name

Judy Benz Hester  
Judy Benz Hester, f/k/a  
Judy F Benz

Michael Harrell  
Witness  
Michael Harrell  
Printed Name

Inst:201312009768 Date:6/27/2013 Time:2:24 PM  
Doc Stamp-Deed:315.00  
DC,P,DeWill Cason,Columbia County Page 1 of 2 B:1257 P:892

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of June, 2013 by JUDY BENZ HESTER, f/k/a JUDY F BENZ personally known to me or, if not personally known to me, who produced \_\_\_\_\_ for identification and who did not take an oath.

(Notary

Michael Harrell  
Notary Public

Seal)



"Exhibit A"

4-5717

The North 140 feet of Lot 19, Century Estates, a subdivision according to Plat thereof recorded in Plat Book 4, Page 90, public records of Columbia County, Florida, being more particularly described as follows Commence at the NE Corner of Lot 19, Century Estates subdivision, as recorded in Plat Book 4, page 90, of the Official Records of Columbia County, Florida, said Point being on the Westerly right-of-way of state Road #47, and being the POINT OF BEGINNING; thence run S 8°08' 57"W, along said Westerly right-of-way 140.00 feet; thence S 87°56'44"W, 198.78 feet, thence N 0°53'23"E, 140.00 feet to the South right-of-way of Century avenue; thence N 88°28'58" E, along said South right-of-way, 216.40 feet to the POINT OF BEGINNING.