

PREPARED BY & RETURN TO:

Name: Melissa Vias, an employee of
Bankers Title & Escrow Services, Inc.
Address: 14125 Northwest 80th Avenue
Suite 301
Miami Lakes, FL 33016
File No 13-1474

Parcel No.

R03121-058

Inst: 201312016412 Date: 10/25/2013 Time: 1:42 PM
Doc Stamp-Deed: 791.00

DC, P DeWitt Cason, Columbia County Page 1 of 1 B 1263 P 2295

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 17th day of **October, 2013**, by **DWIGHT LK FORSYTH** and **BRENDA N FORSYTH**, husband and wife, hereinafter called the Grantors, to **DEAN C DEMOREST** and **DONNA N DEMOREST**, husband and wife, whose post office address is **180 SW BLUEBERRY PLACE, Lake City, FL 32024**, hereinafter called the Grantees

WITNESSETH That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

Lot 6, Block D, of PICCADILLY PARK SOUTH, according to the Plat thereof, as recorded in Plat Book 4, Page 73, of the Public Records of Columbia County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever

And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Carrie C Cason
Witness Signature
Printed Name: Carrie C Cason

Dwight Lk Forsyth L.S.
Name: DWIGHT LK FORSYTH
Address: 2618 SE Country Club Rd, Lake City, FL 32025

Charles S. Sparks Jr
Witness Signature
Printed Name: Charles S. Sparks Jr

Brenda N Forsyth L.S.
Name: BRENDA N FORSYTH
Address: 2618 SE Country Club Rd, Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17th day of October, 2013, by DWIGHT LK FORSYTH and BRENDA N FORSYTH, who are personally known to me or who have produced Drivers License as identification.

Cristin Guthrie
Signature of Notary
Printed Name: Cristin Guthrie
My commission expires: 9/26/15

