

8307

WARRANTY DEED
HONOR. TO HONOR**This Warranty Deed** Made the 16th day of June A. D. 1997 by

Richard C. Cole, married, and Daniel Crapps, as Trustees under the provisions of a certain unrecorded Trust dated July 23, 1985 hereinafter called the grantor, to

Ira S. Bell and wife, Margaret M. Bell

whose postoffice address is ROUTE 2, BOX 225
hereinafter called the grantee:

HIGH SPRINGS, FL 32643

(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 corporations)

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: 163S

Lot 7, Block B, CYPRESS LAKE SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 5, Page 74, public records of Columbia County, Florida.

This property is not now nor has it ever been the homestead property of the Grantors who in fact reside off Lake Montgomery, and Harris Lake Drive, Lake City, FL.

RECORDS OF COLUMBIA COUNTY, FL

1997 JUN 16 PM 2:19

Documentary Stamp

Intangible Tax

F DeWitt Cason

Clerk of Court

By

97-08243

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, 1996

DN 0840 PG 2358

OFFICIAL RECORDS

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:

Sue McClain
Crystal L Brunner
STATE OF FLORIDARichard C. Cole
DANIEL CRAPPS
LAKE CITY, FL

COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

Richard C. Cole, married, and Daniel Crapps, as Trustees under the provisions of a certain unrecorded Trust dated July 23, 1985

to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of June, A.D. 1997MICHAEL H. HARRELL
ABSTRACT & TITLE SERVICES, INC.
420 WEST BAY AVENUE
LAKE CITY, FL 32025
PURSUANT TO ISSUANCE OF TITLE INSURANCE

NOTARY PUBLIC

PERSONALLY KNOWN TO ME
PRODUCED IDENTIFICATION
DRIVER'S LICENSESUSAN MCCLAIN
My Commission CC377230
Expires Jan. 01, 1998
Bonded by HAI
800-422-1855

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