

Instrument Prepared by:  
Lloyd E. Peterson, Jr., P.A.  
905 SW Baya Drive  
Lake City, Florida 32025

Inst:2004002005 Date:01/29/2004 Time:14:23  
Doc. Stamp-Deed : 0.70  
Wick DC, P. DeWitt Cason, Columbia County B:1005 P:2163

Property Appraisers Parcel Identification Number(s): 36-3S-15-00302-002

Grantee(s) S.S. #(s): [REDACTED]; [REDACTED]

----- SPACE ABOVE THIS LINE FOR PROCESSING --- SPACE ABOVE THIS LINE FOR RECORDING DATA -----

### **WARRANTY DEED**

***THIS WARRANTY DEED made this 16<sup>th</sup> day of January, 2004, between Grantors, LAWRENCE J. STEPHENS and his wife REBECCA F. STEPHENS, as Joint Tenants with Right of Survivorship, whose address is 1304 Brahma Drive, of Valrico, Florida, County of Hillsborough, State of Florida, 33594, as party of the first part, to the Grantee, MASON FARNELL and his wife PHYLLIS L. FARNELL, as Joint Tenants with Right of Survivorship, whose address is 504 Olustee Avenue, Lake City, County of Columbia, Florida 32025, as party of the second part: (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 Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of Columbia, State of Florida, to wit:***

***Township 3 South, Range 15 East, Section 36: A part of the NE 1/4 of NW 1/4 of Section 36, Township 3 South, Range 15 East, Columbia County, Florida, being more particularly described as follows: Commence at the NW corner of said NE 1/4 of NW 1/4 and run S 00°12'25" East, 83.67 feet to the Point of Beginning; thence continue S 00°12'25" East, 270.00 feet; thence S 89°38'16" East 808.32 feet; thence N 00°12'25" West 270.00 feet; thence N 89°38'16" West 808.32 feet to the Point of Beginning, containing 5.02 ac. ±, more or less, less and except existing road right-of-way off the West side thereof.***

☒ ***If this box is checked, the Grantor warrants that the above described property is not their constitutional homestead as defined by the laws of the State of Florida.***

***TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging***

to or in any way appertaining to that real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantors hereby covenant with Grantee that 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 hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, that said land is free from all encumbrances, except taxes accruing subsequent to January 1, 2004.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed before these present the date and year first above written.

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DC,P.Dewitt Cason,Columbia County B:1005 P:2164

Signed, sealed and delivered  
in the presence of:

Linda Tillman  
Witness #1 Signature(as to Grantor #1)

Linda Tillman  
Witness Printed Name

Shannon Malone  
Witness #2 Signature(as to Grantor #2)

SHANNON MALONE  
Witness Printed Name

Lawrence J. Stephens  
Lawrence J. Stephens, Grantor

Address: 1304 Brahma Drive  
Valrico, FL 33594

Linda Tillman  
Witness #1 Signature(as to Grantor #1)

Linda Tillman  
Witness Printed Name

Shannon Malone  
Witness #2 Signature(as to Grantor #2)

SHANNON MALONE  
Witness Printed Name

Rebecca F. Stephens  
Rebecca F. Stephens, Grantor

Address: 1304 Brahma Dr.  
Valrico, FL 33594

STATE OF FLORIDA  
COUNTY OF ~~COLUMBIA~~ Hillsborough

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me  
this 16 day of January, 2004 by LAWRENCE J. STEPHENS, who is personally known to

me or who has produced FL D.L as identification.

(SEAL)



Linda J. Tillman  
Notary Signature

Printed Name:

My Commission Expires:

STATE OF FLORIDA

COUNTY OF ~~COLUMBIA~~ HILLSBOROUGH

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 16 day of January, 2004 by REBECCA F. STEPHENS, who is personally known to me or who has produced FL D.L as identification.

(SEAL)



Linda J. Tillman  
Notary Signature

Printed Name:

My Commission Expires:

Inst:2004002005 Date:01/29/2004 Time:14:23

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DC,P.Dewitt Cason,Columbia County B:1005 P:2165