

Prepared by
Elaine R. Davis / Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number 14-115

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DC, P. DeWitt Cason Columbia County Page 1 of 1 B 1269 P 2102

General Warranty Deed

Made this February 13, 2014 A D

By **BEVERLY A MOWATT**, whose address is 8 Heather Trace Drive, Boynton Beach, Florida 33436, hereinafter called the grantor,
to **WILLARD LEON MARTIN and NATHAN K. MARTIN As Joint Tentants With Rights of Survivorship**, whose post office
address is 2357 Newark Drive, Fort White, Florida 32038, hereinafter called the grantee

(Whenever used herein the term "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 Ten Dollars, (\$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

TOWNSHIP 6 SOUTH, RANGE 16 EAST

SECTION 31: The N 1/2 of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 31,
Township 6 South, Range 16 East, The West 60 feet subject to Easement for Ingress
and Egress. **IN COLUMBIA COUNTY, FLORIDA**

TOGETHER WITH: A 60 Foot Easement for Ingress and Egress along the West line of
the W 1/2 of the SW 1/4 of the NW 1/4 of Section 31, Township 6 South, Range 16 East,
Columbia County, Florida

Said Property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither
Grantor or any members of the household of grantor reside thereon

Parcel ID Number **04010-009**

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, 2013

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

Yaxine Porosco
Witness Printed Name YAXINE POROSCO

Susan Hazzard
Witness Printed Name SUSAN HAZZARD

BEVERLY A MOWATT (Seal)
BEVERLY A MOWATT
Address: 8 Heather Trace Drive, Boynton Beach, Florida 33436

(Seal)
Address: _____

State of **FLORIDA**
County of Palm Beach

The foregoing instrument was acknowledged before me this 11th day of February, 2014, by BEVERLY A MOWATT, who is/are personally known to me or who has produced DRIVERS LICENSE as identification.

Michael Hazzard
Notary Public
Print Name: **Michael Hazzard**

My Commission Expires, 6-24-2016

