

Name: John H. Deas  
Address: 184 Palm Circle  
Lake City FL 32055

This Instrument Prepared by:

Name: John H. Deas  
Address: 184 Palm Circle  
Lake City FL 32055

Property Appraiser's Parcel Identification  
10-5s-16-03539-001

Grantee(s) S.S. # (s)

265 94 0687  
261 78 5720

Documentary Stamp  
Intangible Tax  
P. DeWitt Cason  
Clerk of Court

BY John H. DeasFILED AND RECORDED IN PUBLIC  
RECORDS OF COLUMBIA COUNTY, FLORIDA

1998 FEB 26 AM 9:26

BK 0854 PG 0118

OFFICIAL RECORDS

RECORDS  
CLERK OF COURTS  
COLUMBIA COUNTY, FLORIDA  
BY John H. Deas

**This Warranty Deed**, Made the 25th day of February, 1998, by JOHN H. DEAS, an unmarried widower and surviving spouse of BETTIE H. DEAS, who died on July 8, 1998, hereinafter called the Grantor, to DON E. HOGAN AND SHERON H. HOGAN, his wife whose post office address is Rt 9 Box 2314, Lake City FL 32024 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 corporations, wherever the context so admits or requires.)

**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, State of Florida, viz:

Lot #9 Pecan Acres, a subdivision as recorded in Plat Book 5, Page 46, public records of Columbia County, Florida.

N.B.: The purpose of this conveyance is to fulfill the terms and conditions of that certain Agreement for Deed between the grantor and the grantee hereinabove, dated October 25, 1984, recorded October 26, 1984, in Official Records Book 549, page 638-640, public records of Columbia County, Florida.

This Warranty Deed is given subject to the oil, gas and mineral rights and easements of record, if any.

**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, and hereby 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, 19 84

**In Witness Whereof**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Connie B. Roberts  
Witness Signature (as to first Grantor)

Connie B. Roberts  
Printed Name

Sue D. Lane  
Witness Signature (as to first Grantor)

Sue D. Lane  
Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

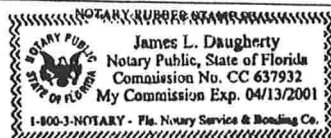
Witness Signature (as to Co-Grantor, if any)

Printed Name

STATE OF FLORIDA )  
COUNTY OF COLUMBIA )

John H. Deas

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one: ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification:



Witness my hand and official seal in the County and State last aforesaid

this 25th day of February, A.D. 1998

James L. Daugherty  
Notary Signature  
James L. Daugherty  
Printed Name