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407-448-6694

Prepared by:  
Branden Strickland  
Abstract Trust Title, LLC  
PO Box 7175  
Lake City, FL 32055

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DC, P DeWitt Cason, Columbia County Page 1 of 2 B.1253 P.2049

ATS# 4-5592

## Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 26 day of April, 2013, Richard L. Fipps, hereinafter called the grantor, to Ralph G. Ervin, Jr. and his wife Letricia A. Ervin whose post office address is: 1609 East Kaley Street, Orlando, FL 32806 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 corporation)

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: Parcel ID# R00467-012

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

The above described property is not, nor has it ever been the homestead of the Grantor, who in fact reside at 996 US Highway 14, Sheridan, WY 82801.

TOGETHER with all 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, 2009.

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:

Brendan E. Kerns  
Witness:  
Brendan E. Kerns  
Printed Name:

Jen Beraner  
Witness:  
Jen Beraner  
Printed Name:

Richard L. Fipps  
Richard L. Fipps

STATE OF Wyoming  
COUNTY OF Sheridan

The foregoing instrument was acknowledged before me this 26 day of April, 2013 by RICHARD L. FIPPS personally known to me or, if not personally known to me, who produced \_\_\_\_\_ for identification and who did not take an oath.

Donna Shreeve  
Notary Public

(Notary Seal)



47 S, (R) 240, (L)  
Ichetucknee Ave,  
(R) Ford, (R) Daisy  
5th property on  
(L) on 3rd back  
from Hartford W